



37 High Street, Strathmiglo, KY14 7QA

Offers Over £100,000



37 High Street
Strathmiglo
KY14 7QA

OFFERS OVER
£100,000

Number thirty-nine is a recently upgraded upper flat which is offered for sale in walk in condition throughout making this an ideal first time buy or buy to let.

Strathmiglo is a small village surrounded by beautiful countryside in the Eden Valley. The main road to St Andrews (A91) passes the village with the M90 only approximately six miles away. The location is ideally situated for travel to Perth, Kinross, Dundee, Edinburgh and the large Fife towns of Glenrothes, Cupar and St. Andrews.

The property is entered into the entrance on ground level where an internal staircase leads to the upper level.

The lounge offers a window to the front and fireplace offering the potential to install a Wood burning stove with timber mantle above.

The breakfasting kitchen is fitted with white base and wall units, stainless steel and drainer. Electric hob and oven. Space for fridge freezer and washing machine. Two windows to the front and space to dine.

The double bedroom offers a window to the front.

The bathroom is fitted with a W.C., wash hand basin set within vanity unit. Bath with over bath mixer shower.

The hallway offers a window to the rear filtering through natural light and access to the attic room which is accessed via a Ramsay ladder and is floorer with power and light.





- Delightfully presented, recently upgraded upper flat
- Central location of the village
- Internal entrance hallway and staircase to accommodation
- Lounge
- Breakfasting kitchen
- Double bedroom
- Bathroom
- Ramsay ladder to attic room
- Gas central heating
- Double glazing

INCLUDED

All fitted carpets, fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

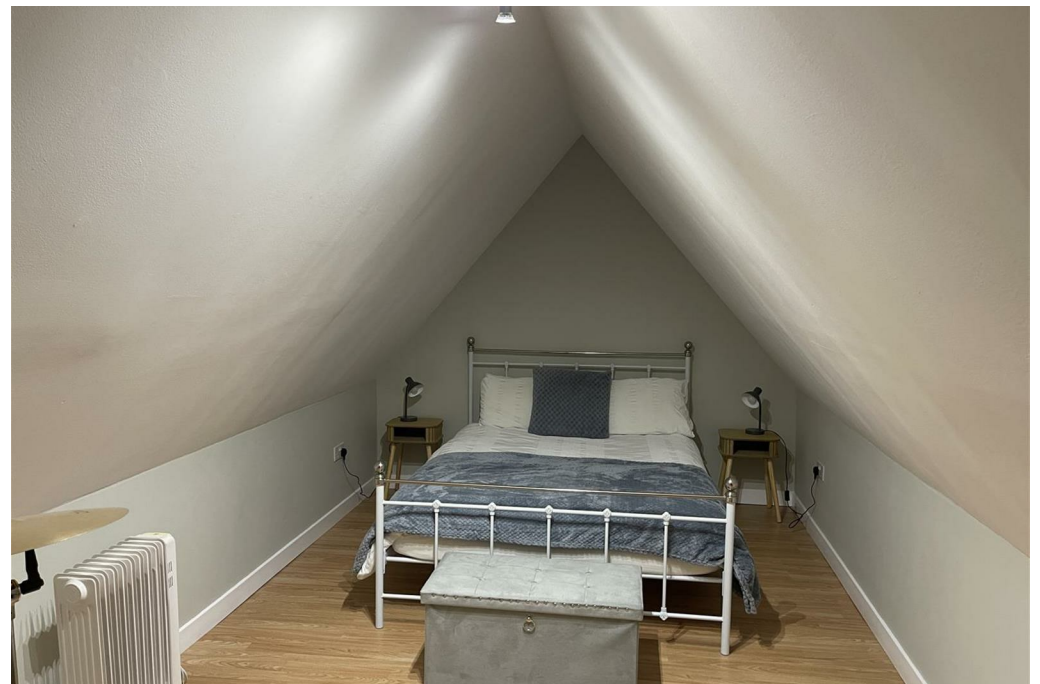
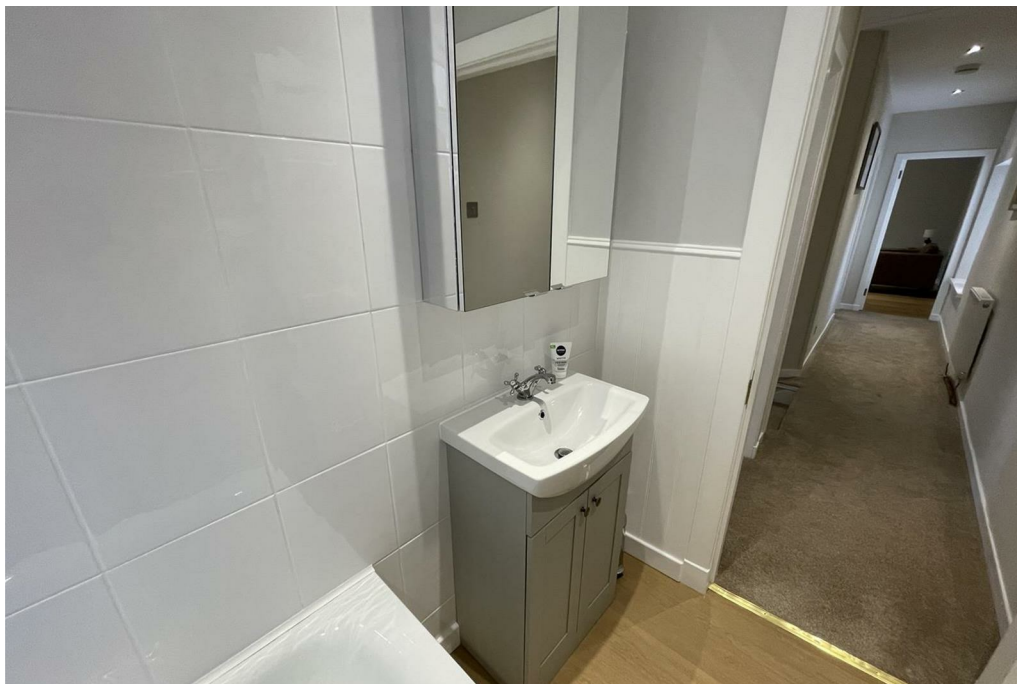
COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 602.00 SQ FT







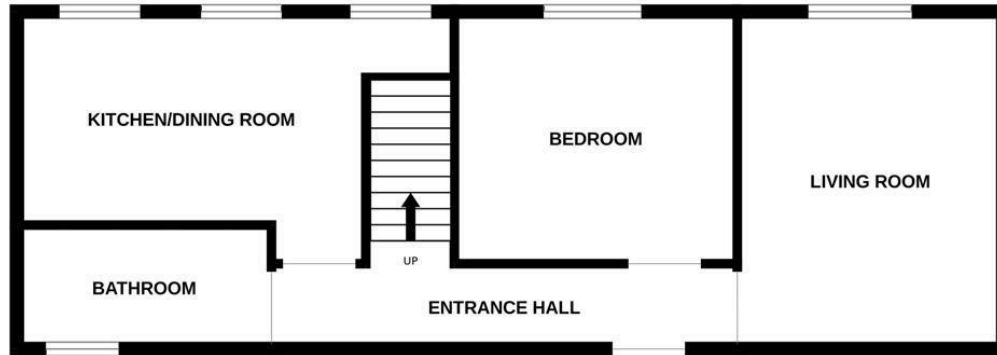
Room Sizes

Approximate measurements

Kitchen / Dining room	17'10" x 10'3"
Lounge	10'9" x 14'0"
Bedroom	11'6" x 10'4"
Bathroom	9'10" x 5'0"
Attic	24'7" x 8'10"



TOP FLOOR



ATTIC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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without any obligation.

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