



25 High Road

, Auchtermuchty, KY14 7BE

Fixed Asking Price £180,000



Home Report value of £200,000.

Nestled in the picturesque and historic village of Auchtermuchty, this delightful detached bungalow offers a superb opportunity for comfortable and tranquil living. This property would benefit from some modernisation, providing the purchaser the opportunity to put their own stamp on it. All on one level with accommodation measuring approximately 86 sq m, this bungalow offers easy and accessible living comprising entrance vestibule, hallway, spacious lounge, kitchen, utility room, two double bedrooms and family bathroom. GCH & DG. Stunning, encompassing gardens with driveway and garage.

Auchtermuchty is a vibrant and welcoming village, steeped in history and surrounded by the stunning Fife countryside. Enjoy leisurely walks, cycle paths and a strong sense of community. The village boasts a good range of local amenities, shops and services. Community hubs with modern library, the historic Victoria Hall, and Auchtermuchty Town Hall, hosting a variety of events and activities. Reputable local primary school with secondary schooling available nearby. Access to scenic walking trails, local parks, and sports facilities. Nearby attractions include Muddy Boots Farm and The Scottish Deer Centre. Auchtermuchty is conveniently located for easy access to Cupar, Perth, Glenrothes, and Edinburgh, with good road and rail networks providing connections across Fife and beyond.

Viewing by appointment only!



Entrance Vestibule

Entry to the property is via timber door into the entrance vestibule.

Entrance Hall

The main hallway provides access to lounge, kitchen, two bedrooms and bathroom.

Lounge 16'9" x 13'1" (5.11 x 4.0)

Spacious and inviting lounge provides the perfect space for relaxation and entertaining with windows to front and side offering ample natural light. Feature wall with brick fireplace, surround, TV plinth and gas fire, A lovely, bright public room to enjoy!

Kitchen 12'1" x 9'10" (3.7 x 3.0)

Good sized kitchen with ample base and wall units, gas hob, oven, extractor and space for appliances. Window to rear and space for table and chairs. Door to utility room.

Utility Room 9'10" x 5'8" (3.0 x 1.75)

Features worktop with double base units below sink. Ample space for laundry appliances. Door leading to rear garden.

Bedroom Front 11'8" x 9'8" (3.56 x 2.95)

Spacious and bright front facing room with mirror wardrobes to one wall offering plenty hanging and storage options.

Bedroom Rear 13'2" x 9'0" (4.02 x 2.75)

Another spacious double bedroom, this time to the rear of the property with wardrobes to one wall, again offering hanging and storage facilities.

Bathroom 9'7" x 8'0" (2.93 x 2.45)

Good sized family bathroom with tiling to floor and walls. Features bath with electric shower above, wc and wash hand basin. Mirror with light and window facing to the side of the property.

Gas Central Heating

Gas centrally heated radiators in all rooms.

Double Glazing

Double glazing to windows

Gardens

Prepare to be captivated by the beautiful private gardens surrounding this property. Thoughtfully landscaped, they offer a blend of lush lawns, vibrant planting, secluded patio areas, mature shrubs and trees, creating a beautiful and serene outdoor haven perfect for relaxation, gardening enthusiasts, and outdoor entertaining. The summer house which offers the perfect addition to this lovely outdoor space is included in the sale. Access to the garage also via the rear external door.

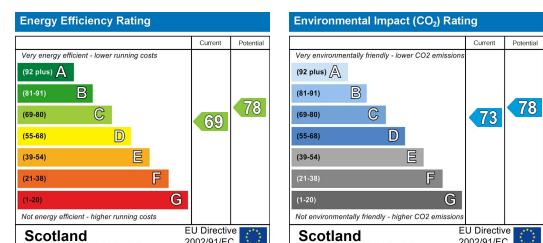
Driveway & Garage

Attractive wrought iron gates lead into the mono bloc driveway which provides ample off-street parking and leads directly to a single garage with up and over door, offering convenient storage or additional parking.

Area Map



Energy Efficiency Graph



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