



39 High Street, Strathmiglo, KY14 7QA

Offers Over £230,000



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**OFFERS OVER  
£230,000**

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Number thirty nine is a spacious Mid Terraced villa with excellent accommodation over two levels and area of easy to maintain garden to the rear.

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.

A door opens into the vestibule where a further door leads into the lounge which offers a window to the front. Two steps lead up into the kitchen which is fitted with a mixture of dark and light base and wall units stainless steel sink and drainer. Five ringed gas burner and double oven. Integral washing machine and dishwasher. Dining area beyond. W.C. with wash hand basin.

On the ground level there are two bedrooms one offering an en suite bathroom fitted with a W.C., wash hand basin, bath and shower cubicle with mixer shower.

From the dining area a staircase leads to the

upper level where the second public room offers Velux windows, four further windows to the rear garden. Cupboard offering storage.

The Shower room is fitted with W.C., wash hand basin and mixer shower. There are two further bedrooms which are located on the upper level one offering a window to the side and storage cupboard and the other with French doors leading to the rear garden.

External there is access to the garage to the front which offers power, light and water.

There is an area of easy to maintain paved area of garden to the rear.





- Spacious Mid Terraced villa
- Entrance vestibule
- 2 Public rooms
- Spacious dining kitchen
- 4 Bedrooms one en suite
- Shower room & W.C.
- Double glazing
- Gas central heating
- Enclosed easy to maintain garden to rear
- Garage

### **INCLUDED**

All fitted carpets, fitted floor coverings and integral appliances

### **SERVICES**

Mains water, drainage, electric and gas

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 1980.58 SQ FT**





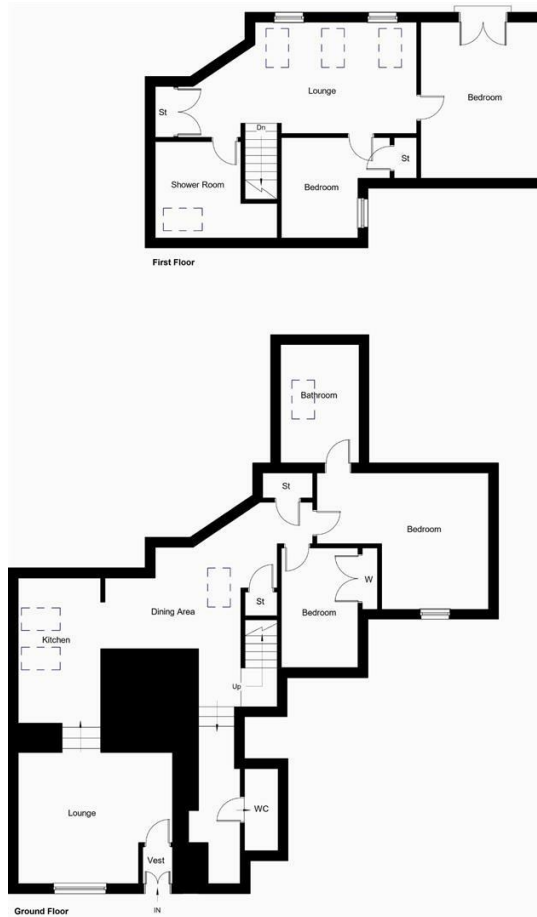


## Room Sizes

*Approximate measurements*

Lounge	16'6" x 19'10"
Kitchen/dining room	23'3" x 14'8"
W.C.	3'0" x 7'2"
Bedroom	12'5" x 23'1"
En suite	7'10" x 11'11"
Bedroom	8'2" x 12'7"
Lounge	22'2" x 12'1"
Shower room	6'4" x 9'7"
Bedroom	10'1" x 11'9"
Bedroom	16'6" x 13'1"





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without any obligation.

Contact our Property Department  
at any of our offices.