




McEwan Fraser Legal
Solicitors & Estate Agents
01592 800 695

Balgowan, 18 Madras Road

AUCHTERMUCHTY, FIFE, KY14 7BW

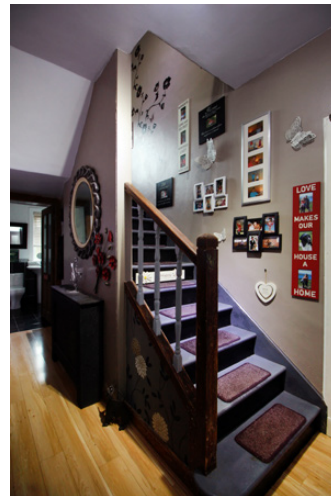


AUCHTERMUCHTY

Situated on the edge of the Howe of Fife, Auchtermuchty is approximately thirty miles North of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Glenrothes is nine miles to the South and Cupar the same to the East. Falkland is three miles away and Kinross eleven miles with a regular bus service where one can connect to the Park and Ride facility there. Serviced by bus and road links to Dundee, Perth and beyond. Nearby Ladybank has a main line railway station and a championship golf course.

Of course you might just want to stay in ‘Muchty’ and

enjoy its hostelrys or explore its ancient streets and wynds, steeped in history. Auchtermuchty nestles in the hills of North-east Fife with a strong sense of community, sustaining several sports clubs and an active theatre group. The Town has a nursery and primary school along with local shops and professional services. Secondary schooling is available at the renowned Bell Baxter High School in Cupar which offers a wider range of facilities and amenities. Home to the famous Brothers known as The Proclaimers, The most recent claim to fame was when Auchtermuchty was used in some location shots in the STV film series, Dr Finlay.

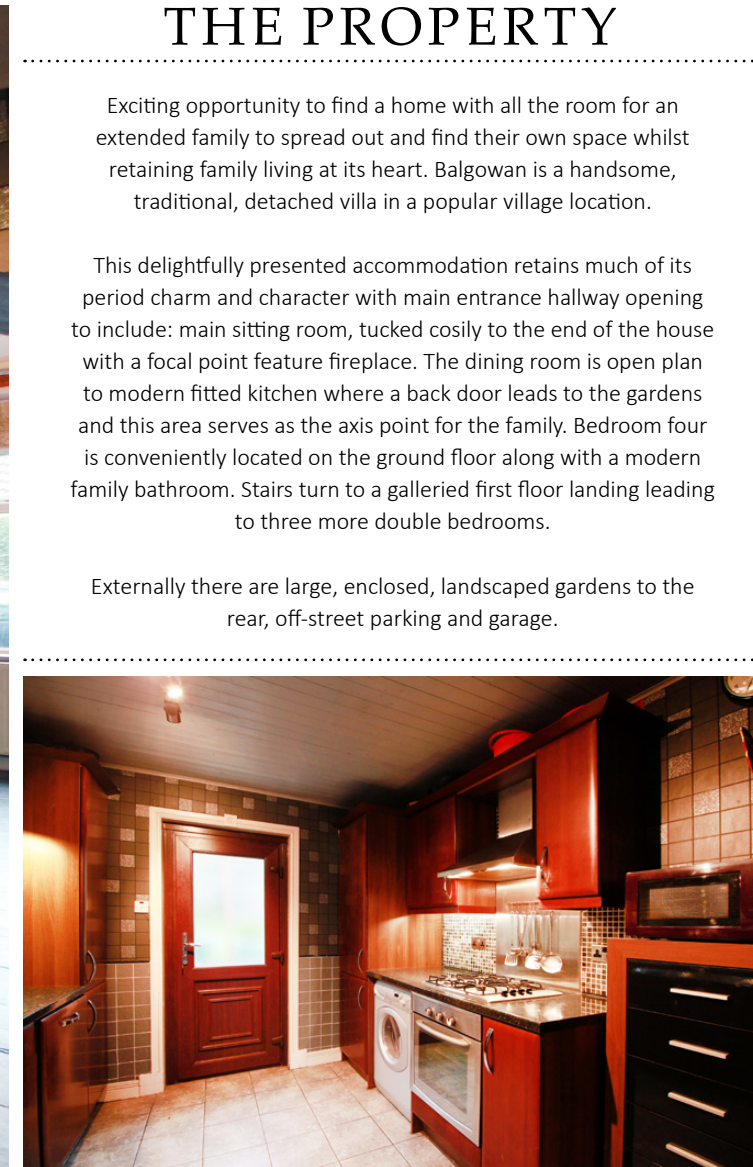


Local Area



BALGOWAN 18 MADRAS ROAD



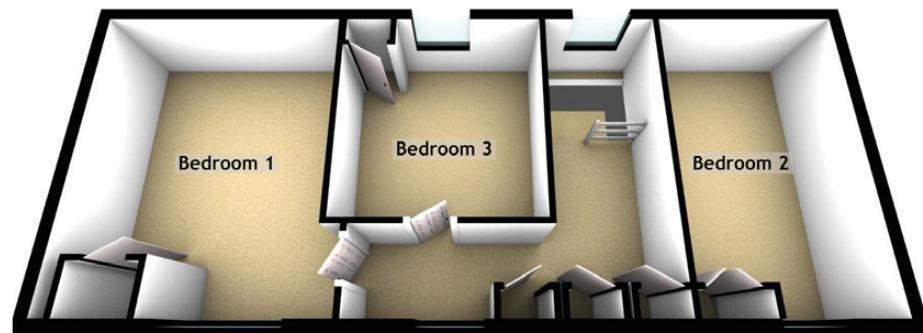
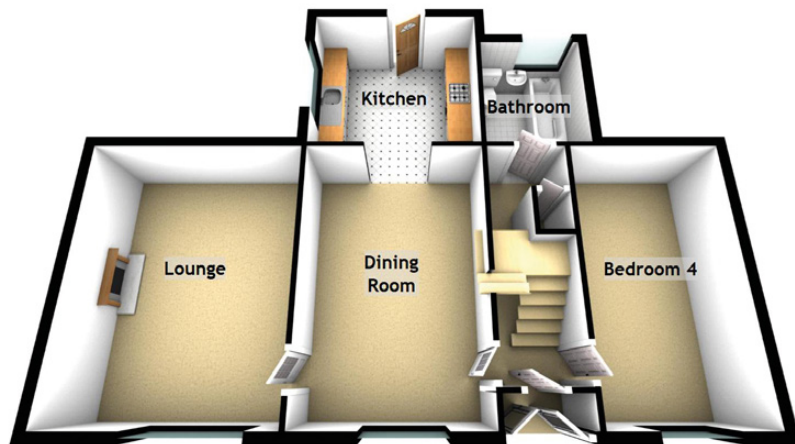


THE PROPERTY

Exciting opportunity to find a home with all the room for an extended family to spread out and find their own space whilst retaining family living at its heart. Balgowan is a handsome, traditional, detached villa in a popular village location.

This delightfully presented accommodation retains much of its period charm and character with main entrance hallway opening to include: main sitting room, tucked cosily to the end of the house with a focal point feature fireplace. The dining room is open plan to modern fitted kitchen where a back door leads to the gardens and this area serves as the axis point for the family. Bedroom four is conveniently located on the ground floor along with a modern family bathroom. Stairs turn to a galleried first floor landing leading to three more double bedrooms.

Externally there are large, enclosed, landscaped gardens to the rear, off-street parking and garage.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.95m (16'3") x 3.90m (12'10")
Dining Room	4.95m (16'3") x 3.30m (10'10")
Kitchen	3.15m (10'4") x 2.95m (9'8")
Bedroom 1	4.90m (16'1") x 3.90m (12'10")
Bedroom 2	4.90m (16'1") x 2.90m (9'6")
Bedroom 3	3.45m (11'4") x 3.30m (10'10")
Bedroom 4	4.90m (16'1") x 2.75m (9')
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²) - 180m²

EPC Rating - E

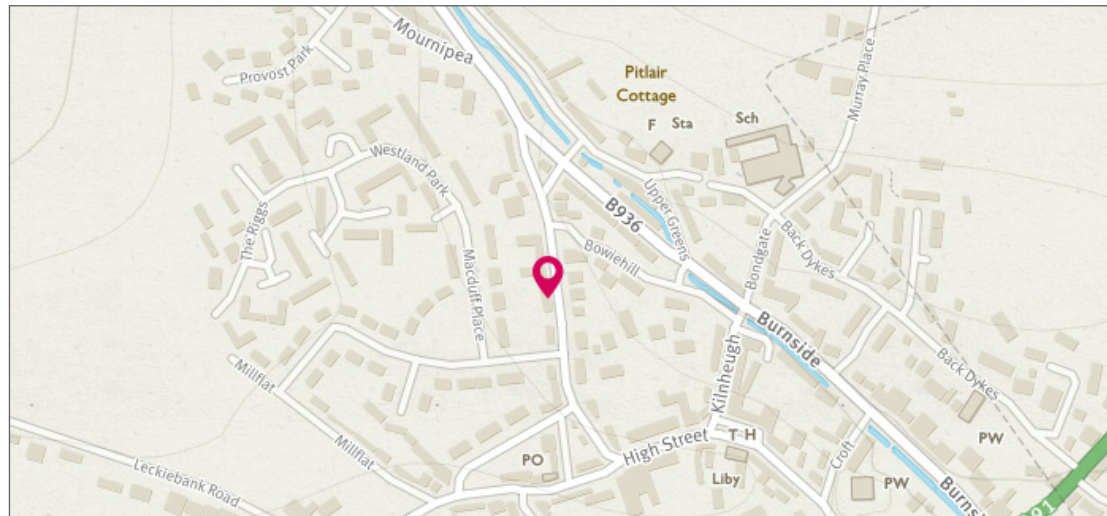


Image credit: <https://www.edinboro-surveys.co.uk/emap/>




Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Tel. 01592 800 695 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk