



McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 10 Thomsons Mill

SKENE STREET, STRATHMIGLO, FIFE, KY14 7PA

Strathmiglo

Thomson Mill sits on the south side of the River Eden, located in the village of Strathmiglo which nestles at the foot of the Lomond Hills in Fife. Strathmiglo lies in the angle created by the A91 and A912, which brush past its north west and north east sides without really giving passing traffic much of a sense of what the village is like. An imposing feature of the village is the town hall spire, built in 1734 and houses the clock and bell. The village is ideally positioned in a central location just a few miles away from the Lomond Hills (ideal for walking), Loch Leven (with excellent fishing), the picturesque village of Falkland (with its famous Palace) and the shopping towns of Cupar, Glenrothes, Kinross and Perth all to hand. There are train stations at Ladybank, Cupar, Glenrothes and Markinch with Park and Ride bus facilities found at nearby Kinross.



LOCAL COUNTRYSIDE



PUBLIC PARK IN STRATHMIGLO



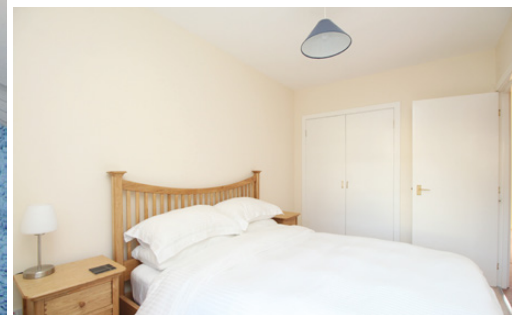
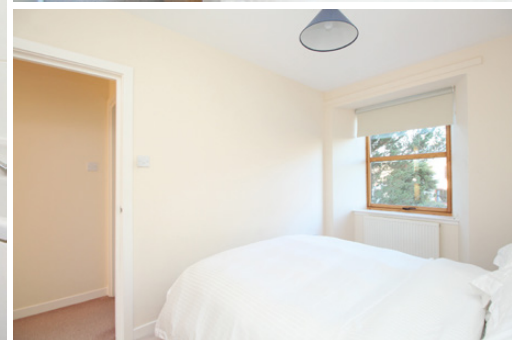
"...First floor apartment with two bedrooms in a popular village setting..."





10 Thomsons Mill

First floor flat within a three storey converted former linen mill now comprising 12 residential units. The building was originally constructed around 1850 and converted around 1999 to create comfortable homes in a popular village location. This apartment offers good-sized accommodation accessed from a well maintained communal hall and stairwell. The overall feel is country, soft, warm, and very welcoming. The use of a neutral palette throughout creates harmony in a home that opens up and flows toward the main living areas. The accommodation includes an entrance hall, vestibule, cloak cupboard, two bedrooms, bathroom with shower over the bath, kitchen, and lounge with twin windows capturing the views of the hills and farmlands.



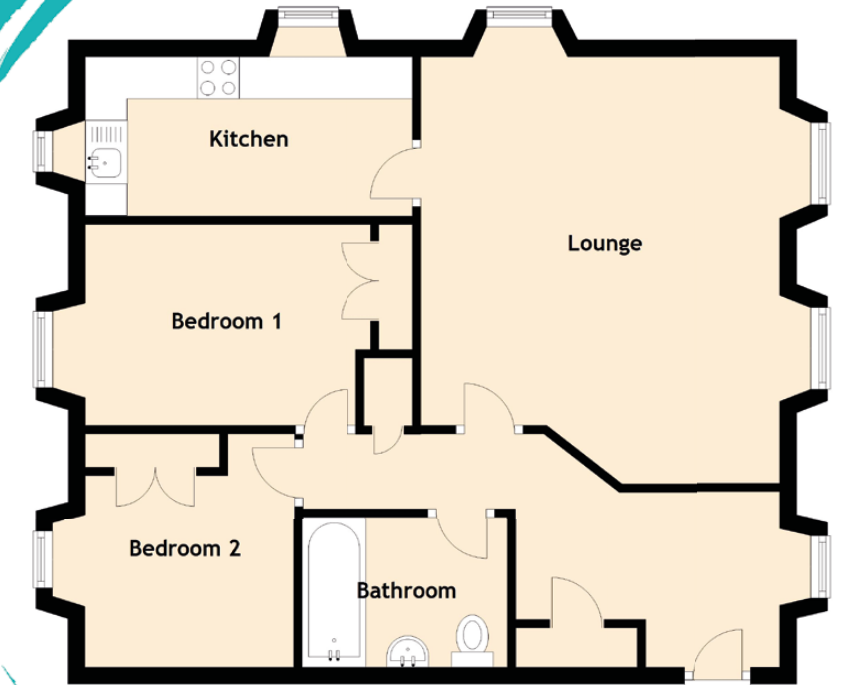
Floor Plan and Dimensions

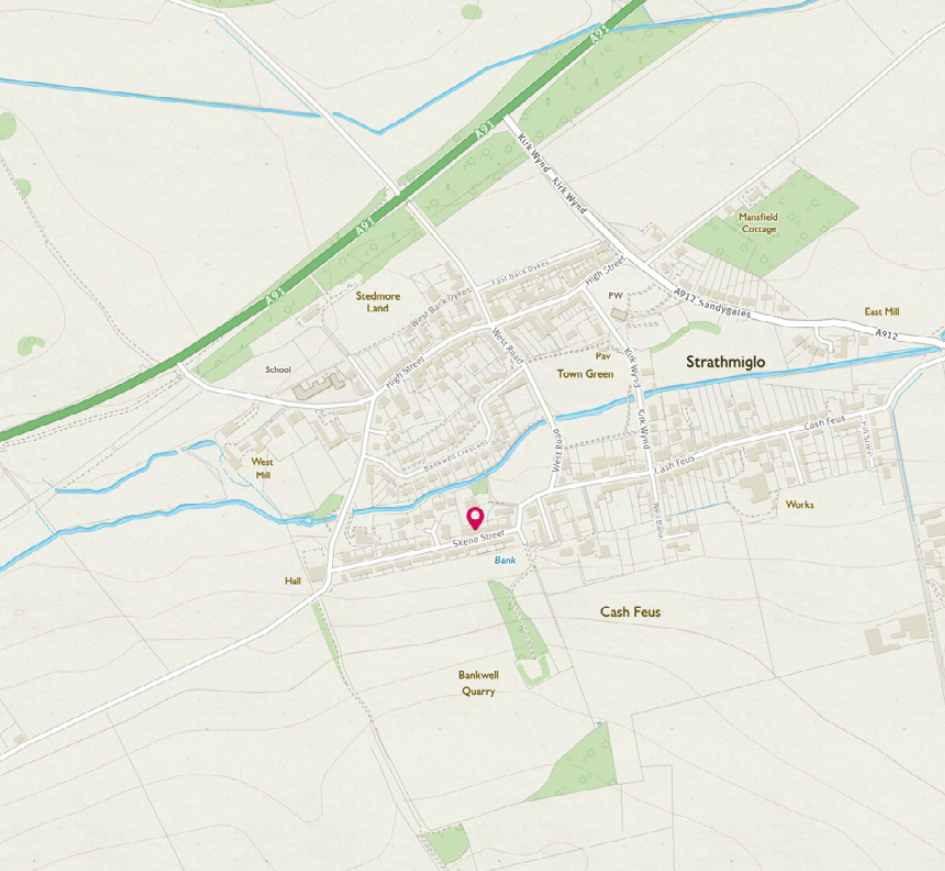
Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 1.90m (6'3")
Bedroom 1	4.00m (13'2") x 2.40m (7'10")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.45m (8') x 1.80m (5'11")

Gross internal floor area (m²) - 58m²

EPC Rating - C





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Part
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