




McEwan Fraser Legal
Solicitors & Estate Agents
01592 800 695

20 Cash Feus

STRATHMIGLO, FIFE, KY14 7QX

The Location



Cash Feus sits as a suburb 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 northwest and northeast sides without really giving passing traffic much of 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 Station at Ladybank, Cupar, Glenrothes, and Markinch with park and ride bus facilities found at nearby Kinross.



20 Cash Feus



A fabulous traditional, semi-detached, cottage in popular village location! This comfortable home has been maintained and ameliorated by the present owners to a high standard and offers good-sized accommodation over two levels with a bathroom and shower and bedroom on the lower level. The overall feel is country chic, 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, at the same time setting the dining kitchen at the heart of the home.

On the ground floor accommodation includes a vestibule, walk-in cloak cupboard, double bedroom, bath and shower room, kitchen/diner, utility room, inner hall, and lounge with French doors to the garden. The upper floor offers two more bedrooms.

The spacious lounge is flooded with natural light and brings the gardens into the house with the views from the French doors. The wood floors add a rich warmth to the room and there is a fire surround to add interest in brick. The dining kitchen and utility room have been fitted with white country style units and contrasting worktops. Included are a built under oven and a gas hob along with a dishwasher and stainless steel sink. Solid

wood shelving and deeply recessed windows confirm the cottage feel. The bathroom boasts a free-standing slipper bath as well as a quadrant shower cubicle.

The garden to the rear is capable of being divided for multifarious use with decked areas, patio and flower borders. A long drive to the side culminates with a garage and workshop area.

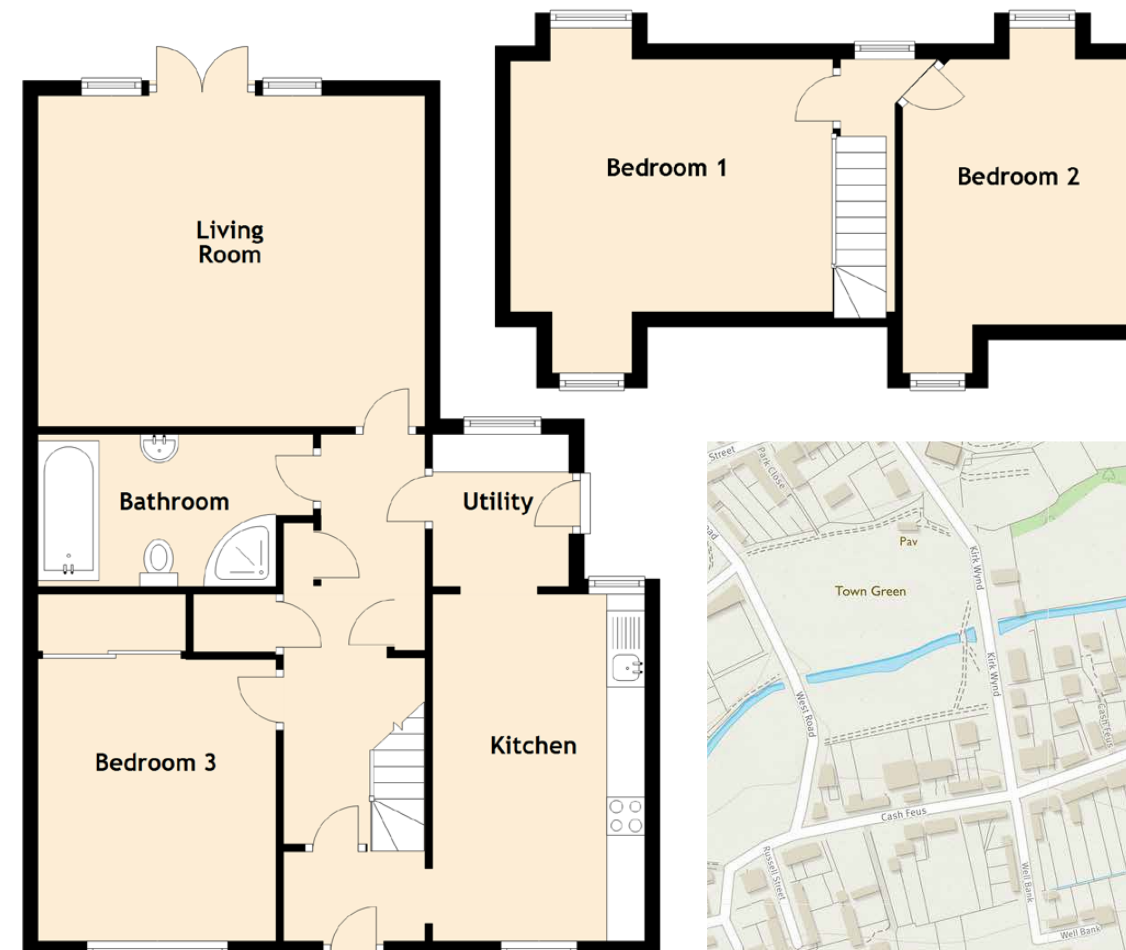


“...The kitchen/diner and utility room have been fitted with white country style units and contrasting worktops...”





The Details



Approximate Dimensions
(Taken from the widest point)

Living Room	5.10m (16'9") x 4.36m (14'4")
Kitchen	4.57m (15') x 2.80m (9'2")
Bedroom 1	4.26m (14') x 3.97m (13')
Bedroom 2	3.50m (11'6") x 2.98m (9'9")
Bedroom 3	3.92m (12'10") x 2.91m (9'7")
Bathroom	3.63m (11'11") x 2.01m (6'7")
Utility	1.80m (5'11") x 1.40m (4'7")

Outbuildings

Garage	6.16m (20'3") x 4.03m (13'3")
Workshop	6.16m (20'3") x 2.73m (8'11")

Gross internal floor area (m²): 114m²

EPC Rating: C

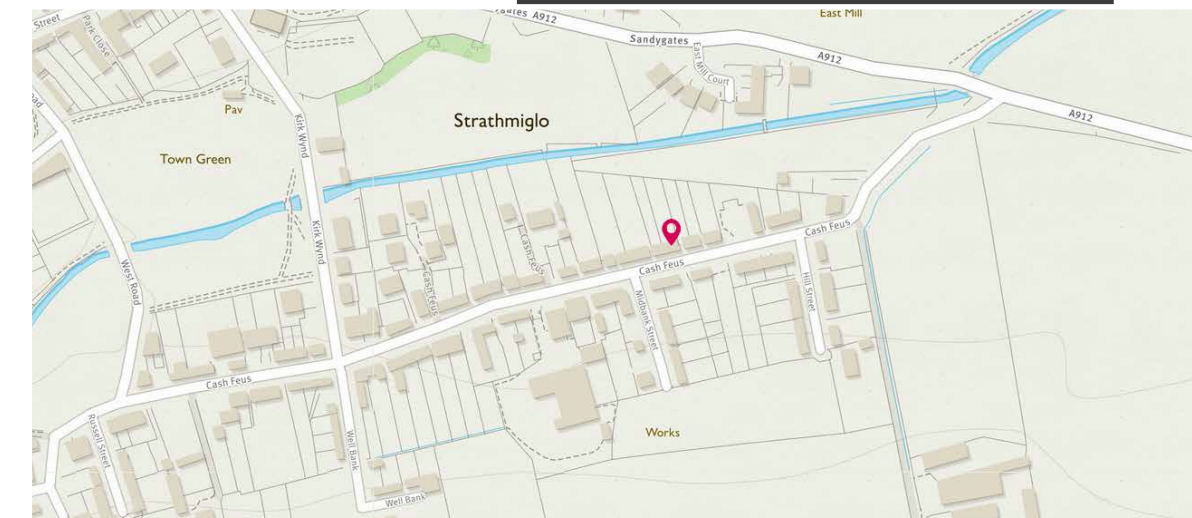


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer