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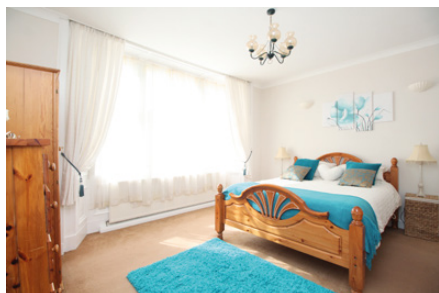
29 High Street
AUCHTERMUCHTY, FIFE, KY14 7AP



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. In 'Muchty' you can 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.

An excellent opportunity has arisen to acquire this highly desirable two bedroom ground floor main door flat with private basement, well situated within the Auchtermuchty area and making for an ideal first-time-buy or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway leading to all rooms from here. A bright and spacious lounge/diner including a feature ornamental fireplace, a large bay window and beautiful period cornicing. There is a modern, partially tiled kitchen with a good range of floor and wall mounted units. Two very spacious double bedrooms with triple fitted wardrobes in bedroom two, and bedroom one providing extra floor space and storage. There is also a three piece bathroom with floor to ceiling tiles and separate shower cubicle which completes the stunning accommodation on offer. This property further benefits from: high ceilings, gas central heating and secondary glazed case and sash windows throughout. The beautiful bay windows flood the property with lots of natural light. There is a useful basement accessed from the street, that has the same floor space as the flat itself providing large under storage space within the property with lots of potential! There is also more than adequate on-street parking outside the property.

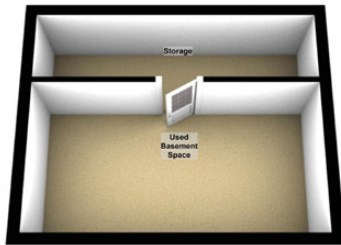


29 High Street, Auchtermuchty

Ground Floor



Basement Level



Approximate Dimensions (Taken from the widest point)

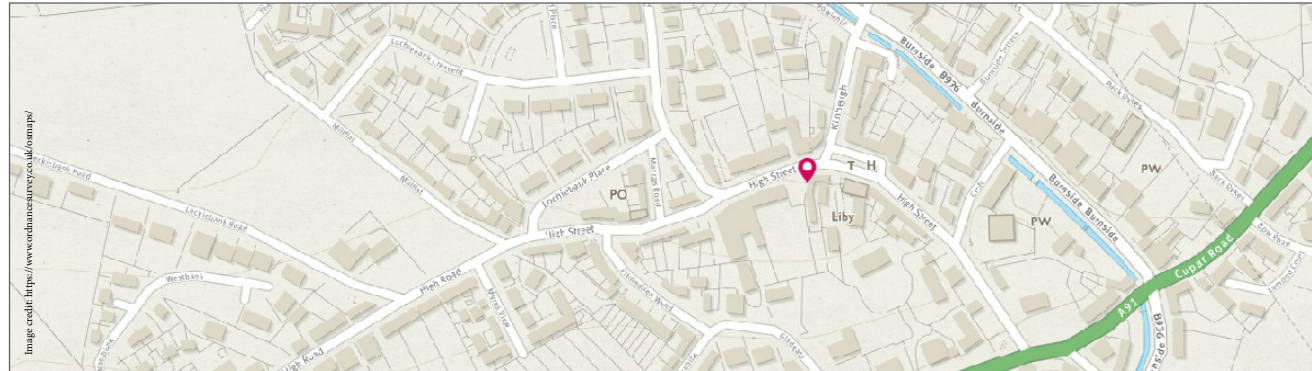
Living Room	4.95m (16'3") x 4.25m (13'11")
Kitchen	3.35m (11') x 3.05m (10')
Bedroom 1	4.40m (14'5") x 4.30m (14'1")
Bedroom 2	4.35m (14'3") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Used Basement Space	4.85m (15'11") x 2.60m (8'6")
Storage	4.85m (15'11") x 1.20m (3'11")

Gross internal floor area (m²) - 92m²

EPC Rating - D

Extras
(Included in the sale)

Floor coverings, light fittings and window dressings (excluding both bedroom curtains). Other items may be available through separate negotiation.




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**Part
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