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2 Lochiebank Place

AUCHTERMUCHTY, FIFE, KY14 7BJ

2 LOCHIEBANK PLACE

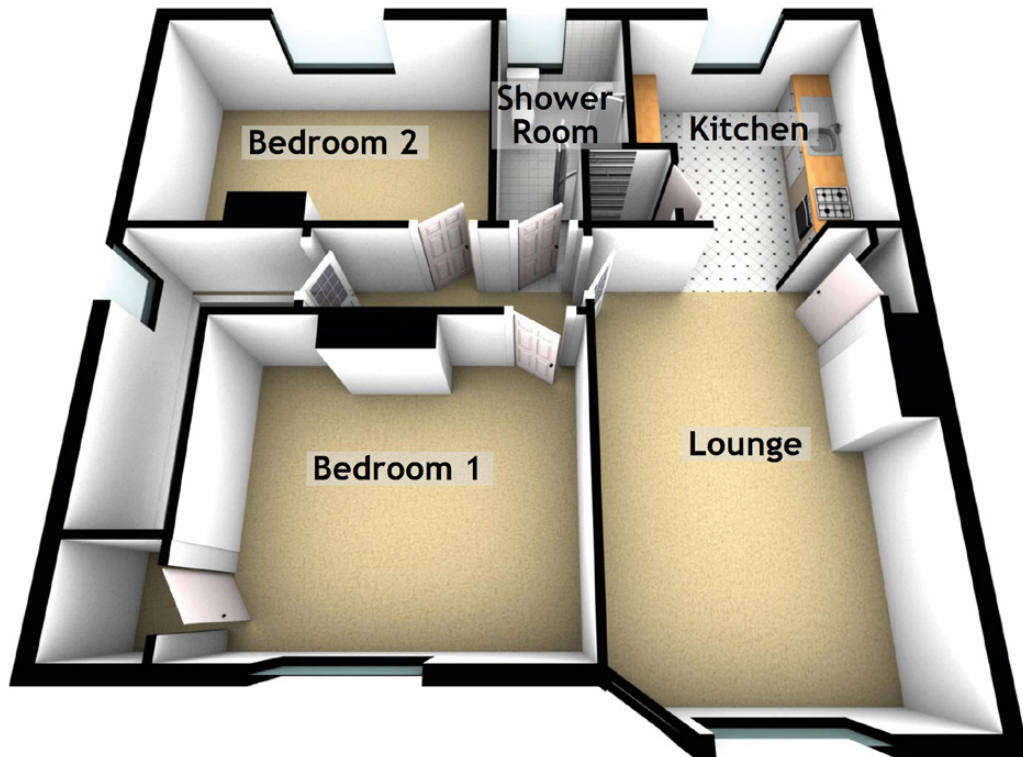
Situated on the edge of the Howe of Fife, Auchtermuchty is approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Glenrothes is 9.5 miles to the South and Cupar the same to the East. Falkland is 3.5 miles away and Kinross 11 miles with a regular bus service where one can connect to the Park and Ride facility there. Of course, you might just want to explore the ancient streets and wynds, steeped in history. Muchty is historic with windy roads and old houses. Historic Falkland, about 3 miles away, also has a bunch of good pubs and eateries, as well as the Palace, the Stewardship Centre and 'micro shops', it was also the setting for the well-known series Outlander.

We are delighted to introduce to the market this beautifully presented and spacious two bedroom flat. The property offers flexible accommodation

and would make an ideal first-time buyers purchase. The property itself has been well-maintained and upgraded by the current owners. Its superb spot has great commuting links, as well as a very easy walk to all local amenities.

Access is to the front of the building into an internal stairway which leads to the upper landing with ample storage. The bright and spacious lounge/kitchen is located to the front and rear of the property. The kitchen features a range of floor and wall mounted units with window overlooking the rear garden. There are two good sized bedrooms which are all double in size, with both benefiting from built-in storage, the modern family bathroom with shower is fully wet walled and this completes the accommodation on offer. The property further benefits from double glazing and gas central heating.



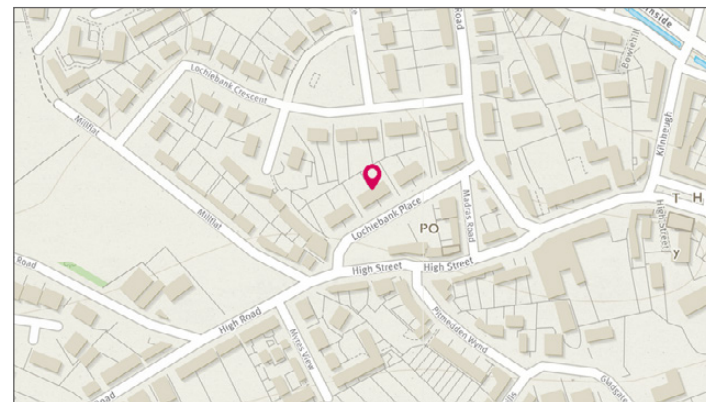


Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Kitchen	2.90m (9'6") x 2.80m (9'2")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Shower Room	3.00m (9'10") x 1.60m (5'3")

Gross internal floor area (m²): 79m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.




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Text and description
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