

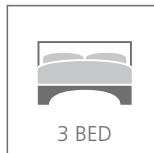



McEwan Fraser Legal
Solicitors & Estate Agents
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10 Kilnheugh
AUCHTERMUCHTY, CUPAR, FIFE, KY14 7BZ



EAST LOMOND HILL & OTHER VARIOUS LOCAL IMAGES



3 BED



1 BATH



LOCAL
AMENITIES



ENERGY

E

EPC RATING

Unique, comfortable home with outbuildings

Ideal location for family life

10 Kilnheugh is Situated in the popular town of Auchtermuchty.

“And I would walk 500 miles...” presumably to get home to Auchtermuchty where the Proclaimers grew up. 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 stay in 'Muchty and enjoy its hostelryes 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.

The most recent claim to fame was when Auchtermuchty was used in some location shots in the STV film series, Dr Finlay.

*Auchtermuchty
Cupar
Fife*

10 Kilnheugh



Since approximately 1750, Number 10 has sat comfortably in the heart of the small community of Auchtermuchty with many local amenities in walking distance. As the age of this unique home would suggest, the interior, over the years, has been adapted and extended to create a comfortable and colourful family home. The first interesting feature is the abundance of natural light not normally associated with traditional Scottish Cottages. The lounge is spacious and features an open fireplace as a focal point. Stripped pine floors and traditional recess add to the appeal.

The kitchen is modern, with ample floor and wall units, and open to the extended dining and family room where windows wrap around the seating area to bring the garden closer. This is an excellent spot for family dining or entertaining. The upper floor holds four rooms with bedroom two coming off bedroom three forming a suite of rooms with flexible usage. The family bathroom offers a white, three-piece suite with shower over the bath.

An added bonus to this home are the stone outbuildings, with two rooms providing

excellent storage or indeed, development potential (subject to necessary planning consents). There are secluded rear gardens and vehicular access from the pend between the property and its neighbour. Boundaries are clearly defined and formed by a mixture of masonry walling and timber fencing.

A small commercial unit sits next door and this may be purchased by separate agreement thereby augmenting the benefit this home has to offer.



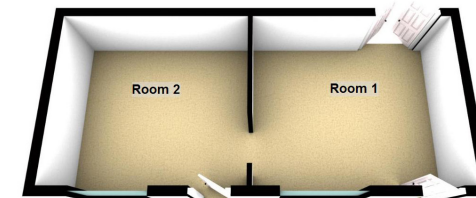
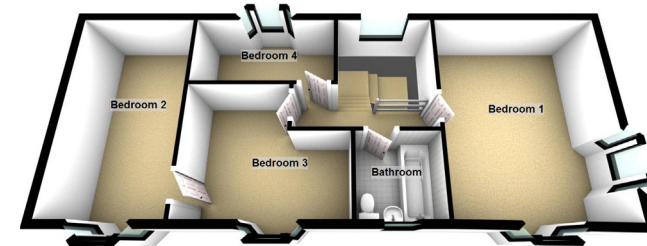
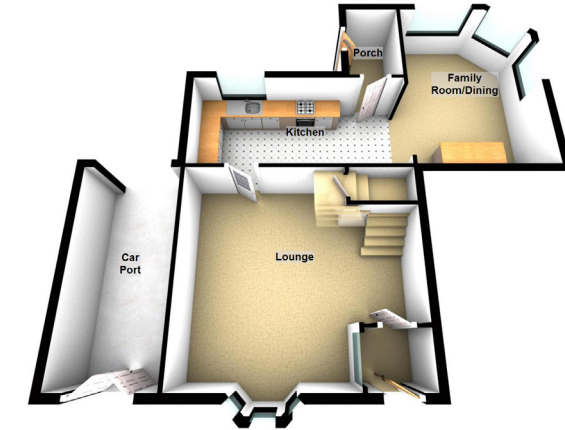
Dining
Area

Lounge



Bedrooms & Bathroom

Specifications



APPROXIMATE DIMENSIONS

(Taken from the widest point)

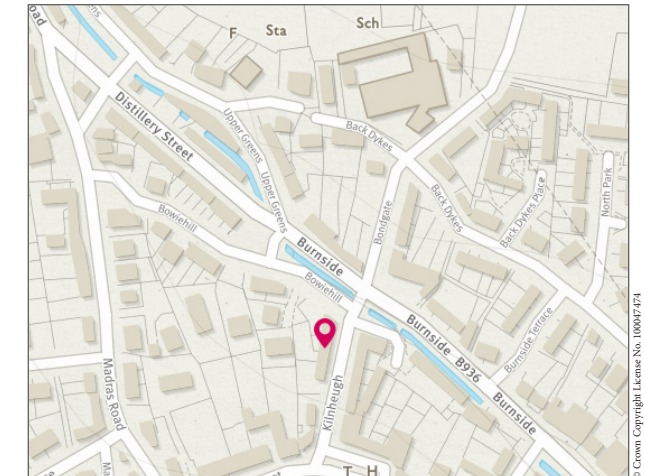
Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	5.20m (17'1") x 2.06m (6'9")
Family Room/Dining	4.65m (15'3") x 3.39m (11'1")
Bedroom 1	4.80m (15'9") x 3.90m (12'10")
Bedroom 2	4.81m (15'9") x 2.69m (8'10")
Bedroom 3	3.76m (12'4") x 2.75m (9')
Bedroom 4	3.71m (12'2") x 1.96m (6'5")
Bathroom	1.90m (6'3") x 1.85m (6'1")
Car Port	5.50m (18'1") x 2.70m (8'10")

OUTHOUSE

Room 1	4.25m (13'11") x 3.60m (11'10")
Room 2	3.95m (13') x 3.60m (11'10")

GROSS INTERNAL FLOOR AREA (M²)

116 m2






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAYNE SMITH
 Surveyor



Professional photography
CATHERINE MARKIE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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