

# LOCATION

The village of Strathmiglo 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 northeast sides without really giving passing traffic much 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.

# 9 EAST BACK DYKES

Fabulous traditional, semi-detached, cottage in popular village location! Enjoying views over open farmland to the north and to the Lomond Hills to the south, the original stone cottage is estimated to be around 170 years of age although the property was comprehensively refurbished in the 1970s.

This comfortable home has been maintained and ameliorated by the present owners to a high standard and offers good-sized accommodation over two levels. Freshly decorated and with new carpets, the overall feel is 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 kitchen at the heart of the home. On the ground floor accommodation includes a sun porch, lounge, kitchen and dining room or bedroom three. The upper floor offers two more bedrooms and the shower room.

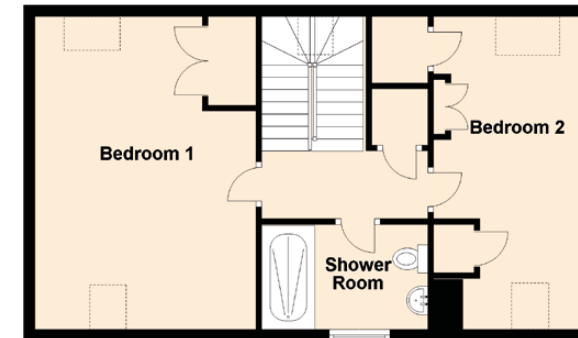
The spacious lounge is flooded with natural daylight with a dual aspect. The kitchen has been fitted with high-quality white units and Corian worktops. Included is a fridge freezer, built-in double oven and a gas hob. The shower room boasts a walk-in shower unit as well as a vanity unit and wash hand basin in a contemporary style.

To the front of the house, there is a garden with chips and shrubs for easy maintenance. The driveway runs down the side of the garden and leads to the garage. Part of the driveway is chipped and could offer another parking space. To the rear of the house, there is a strip of the garden currently planted which could be cleared for more parking.





# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

|                        |                                |
|------------------------|--------------------------------|
| Lounge                 | 5.86m (19'3") x 3.46m (11'4")  |
| Kitchen                | 3.68m (12'1") x 2.15m (7'1")   |
| Sun Room               | 3.01m (9'11") x 2.36m (7'9")   |
| Bedroom 1              | 5.55m (18'3") x 3.93m (12'11") |
| Bedroom 2              | 5.52m (18'1") x 2.73m (8'11")  |
| Dining Room/ Bedroom 3 | 3.74m (12'3") x 2.00m (6'7")   |
| Shower Room            | 2.96m (9'9") x 1.86m (6'1")    |

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup> | EPC Rating: D

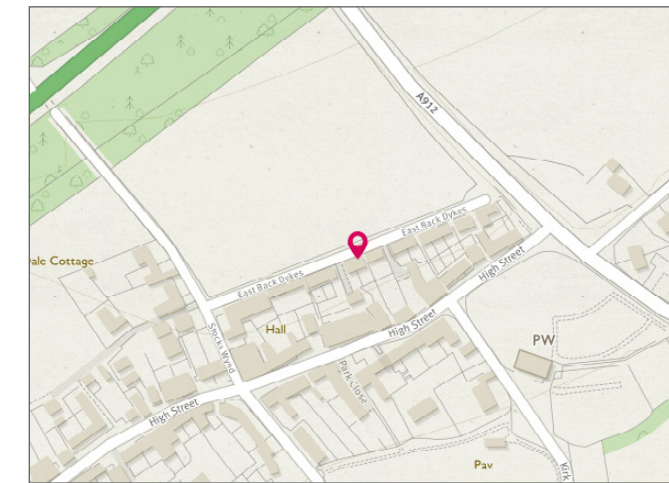


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