



8 Calsey House Newburgh Road, Auchtermuchty, KY14 7BS

Offers Over £120,000



Spacious 2 Bedroom Ground Floor Apartment in MOVE IN CONDITION set within a QUIET COMPLEX in the idyllic village of Auchtermuchty, close proximity of countryside walks and local amenities including shops and Primary School. GREAT COMMUTER LINKS for Dundee/Edinburgh via the M90, A91 and Ladybank Train Station (approx. 6.8 miles). Accommodation: Hall, sitting room, breakfasting kitchen, master bedroom with an ensuite shower room, additional double bedroom and a bathroom. DG. GCH. Residential parking. Shared grounds. PERSONAL PROPERTY TOUR available online.



LOCATION

Auchtermuchty is situated on the edge of the Howe of Fife nestling in the hills of north-east Fife. The M90 and A92 are close by which provide easy access for commuting to Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Nursery and primary education are served locally with secondary education delivered nearby at Bell Baxter High School in Cupar. Recreationally this is the perfect place for those seeking the great outdoors with nature walks, parks, great cycling routes and local sports clubs. Auchtermuchty is steeped in history dating back to Roman times, after all where else would you find streets named "Kilnheugh", "Mournipea", "Back Dykes" or "The Gladgate" making this a great lifestyle place to live.

DIRECTIONS

Please contact agent for further information.

HALL

Access is from the communal stairwell via a timber door leading into the spacious hallway. Cupboard provides storage space. Radiator. Laminate flooring.

SITTING ROOM

18'4" x 9'1" (5.61m x 2.77m)

Bright sitting room with double-glazed windows to the front and side. Cornicing. Radiator. Laminate flooring.

BREAKFASTING KITCHEN

14'2" x 10'1" (4.32m x 3.08m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops, tiled splashbacks and a coordinating cupboard houses the gas central heating combi boiler. Integrated appliances include gas hob, extractor fan above and oven below. Fixed 'peninsula style' worktop provides a dining area. Space for several free-standing appliances. Double-glazed window to the front. Radiator. Laminate flooring.

MASTER BEDROOM

16'4" x 11'5" (4.99m x 3.48m)

Good-sized double bedroom with double-glazed window to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'7" x 5'6" (2.01m x 1.69m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with pivot door and a thermostatic control shower. Partially wet walled / tiled. Radiator. Vinyl flooring.

BEDROOM 2

16'4" x 8'8" (4.99m x 2.66m)

Additional double bedroom with double-glazed window to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

7'5" x 6'6" (2.27m x 2.00m)

3-piece suite comprising: W.C, wash hand basin and a bath. Partially tiled. Radiator. Vinyl flooring.

GROUNDS

Shared garden to the rear mainly laid to lawn with areas of gravel with an array of mature plants, shrubs and trees. Paved communal bin storage area. Ample off street residential parking to the rear of the property.

AGENTS NOTES

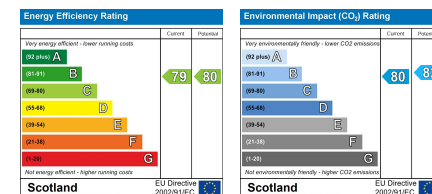
Please note that all room sizes are measured approximate to widest points.







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