



Newburgh Road, Auchtermuchty  
**Offers over £139,995**

# Newburgh Road, Auchtermuchty

In Need Of Upgrading Throughout! - Period Built 3 Bed Detached Cottage With Attic Conversion, Rear Extension & 2 Car Driveway Situated In Sought After Auchtermuchty,

Allan England's award winning team at first for homes are proud to welcome to the market this 3-Bed Detached Cottage Built in 1800's in the desirable Village of Auchtermuchty. The property offers excellent development potential with versatile family living accommodation comprising: front entrance porch, dining room, breakfasting kitchen with double patio doors to the side, utility room, spacious lounge, bedroom 1 downstairs with built in double wardrobes and cloaks/WC. Stairs to upper level provide: 2 further generous bedrooms with ample storage and family shower room. Externally, there is a 2 car driveway to the side and a car port to side which can be converted to provide further garden space. The property is in need of full updating and has been reflected in the home value. Early viewing is highly recommended to ensure you don't miss out.

HOME REPORT VALUE- £150,000

EPC RATING - D

COUNCIL TAX BAND - D

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## SITUATION

Auchtermuchty is an historic town nestling in the hills of north-east Fife and situated on the edge of the Howe of Fife (approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Aberdeen is only an hour and a half away by car and Inverness takes just over two hours.) Auchtermuchty has a strong sense of community, sustaining several sports clubs, and an active theatre group.

- Period Built 3 Bed Detached Cottage
- Attic Conversion & Rear Extension
- In Need Of Full Updating Throughout
- 2 Car Driveway & Car Port
- 3 Generous Bedrooms, (1 On Ground Floor Level)
- Family Shower Room & Cloaks/WC
- Ample Storage Cupboards & Built In Wardrobes
- EPC Rating- D
- Council Tax Band- D
- Home Report Value- £150,000





**SITUATION - Auchtermuchty**

**FRONT PORCH**

**ENTRANCE HALLWAY**

**DINING ROOM**

14'1" x 9'11" (approx) (4.30m x 3.04m (approx))

**LOUNGE**

13'5" x 10'5" (approx) (4.10m x 3.18m (approx))

**KITCHEN/DINER**

15'2" x 12'11" (approx) (4.63m x 3.94m (approx))

**UTILITY ROOM**

11'6" x 5'7" (approx) (3.52m x 1.72m (approx))

**BEDROOM 1 DOWNSTAIRS**

10'9" x 10'7" (approx) (3.30m x 3.23m (approx))

**WC/CLOAKS**

**STAIRS TO UPPER LEVEL**

**BEDROOM 2**

12'4" x 10'1" (approx) (3.77m x 3.09m (approx))

**BEDROOM 3**

12'2" x 7'1" (approx) (3.72m x 2.16m (approx))

**FAMILY SHOWER ROOM**

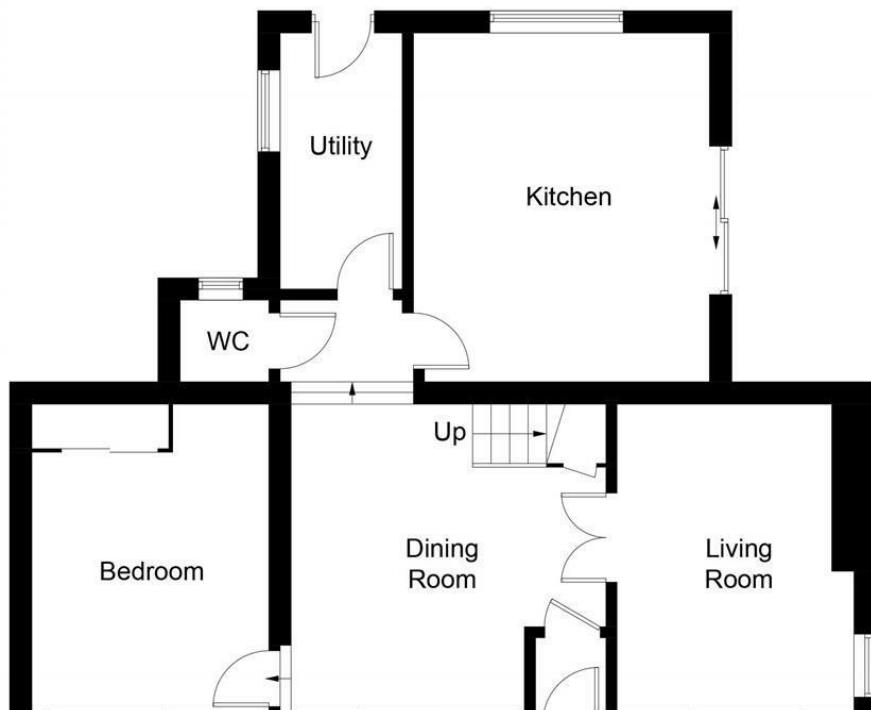
**2 CAR DRIVEWAY TO SIDE**

**CAR PORT TO SIDE**

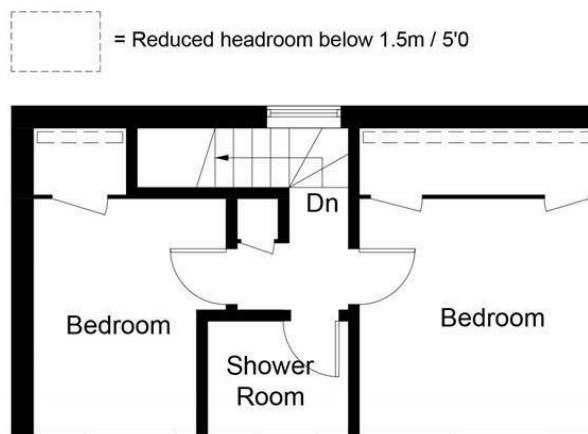
**INFORMATION**

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.



**Ground Floor**



**Attic Floor**

= Reduced headroom below 1.5m / 5'0"