



Flat 10 Whites Weigh, Auchtermuchty, KY14 7DP
Offers Over £120,000



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**OFFERS OVER
£120,000**

Number ten is a bright, delightfully presented first floor flat which offers amazing views toward the Lomond Hills.

Whites Weigh is entered via a security entry system into the well-presented communal hallway and staircase which leads to number ten. The flat is entered into the hallway which offers a storage cupboard.

The delightful, bright lounge offers feature Juliet Balcony doors offering views over the Lomond Hills.

A door from the lounge leads into the breakfasting kitchen which is fitted with base and wall units, dark worksurfaces, stainless steel sink and drainer. Gas hob and electric oven. Fridge freezer and washing machine which will be included in the sale. Breakfast bar area. Window to the front. Bedroom one offers excellent built in wardrobe facilities and a window to the rear.

Bedroom two also offers windows to the rear and wardrobe facilities.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower and side screen.

The property offers gas central heating and

double glazing.

There is a residence association factoring fee of £54 per month which included buildings insurances and general up keep of communal internal and external areas.

Externally there is a designated parking for Flat 10.





- Bright, well presented First floor flat
- Delightful Views towards the Lomond Hills
- Hallway
- Lounge with Juliet Balcony
- Breakfasting kitchen
- Two bedrooms
- Bathroom
- Gas central heating & Double glazing
- Security entry system
- Designated parking space

INCLUDED

All fitted carpets, fitted floor coverings, washing machine and fridge freezer. All other items of furniture are available be separate negotiation.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: B

FLOOR AREA: 645.00 SQ FT







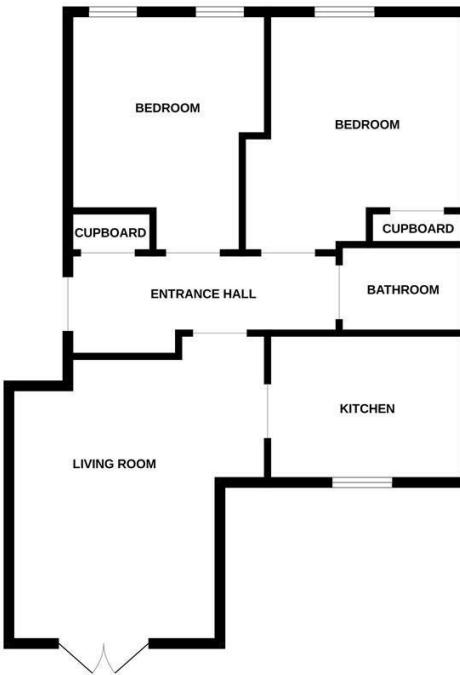
Room Sizes

Approximate measurements

Bedroom	11'1" x 10'11"
Bedroom	11'0" x 11'1"
Bathroom	7'0" x 4'11"
Kitchen	10'1" x 8'2"
Living room	11'5" x 17'0"



GROUND FLOOR
63.9 sq.m. approx.



TOTAL FLOOR AREA: 63.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The floorplan is the copyright of Metrixpix Ltd. Made with Metrixpix ©2006



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without any obligation.

Contact our Property Department
at any of our offices.