



9 Rossie Cottages, Auchtermuchty, KY14 7EH
Offers Over £200,000



9 Rossie Cottages Auchtermuchty KY14 7EH

**OFFERS OVER
£200,000**

Number nine is delightful semi detached cottage within a rural location bordering open Farmlands to the front and rear.

The property is entered via door to the front into the entrance vestibule which offers storage facilities and a glazed door leads into the hallway which offers storage facilities and access to the attic.

The lounge to the front has a large picture window with deep sill to the front, log burning stove with timber surround and marble effect hearth.

Bedroom one offers a window to the rear.

Bedroom two offers a picture window with deep sill to the front and storage facilities.

The recently upgraded shower room offer a W.C., wash hand basin set with free standing storage unit. Shower cubicle with electric shower.

The kitchen is fitted with base units, co coordinating wood effect work surfaces, white sink and drainer. Slot in electric cooker, space for washing machine and fridge and freezer. Window to the rear and door leads to the side.

Externally there is an enclosed area with Perspex roof.

A pathway leads to steps giving access up to the private rear garden which offers an area laid to lawn, established plants, trees, flowers and shrubs. Pathway to large timber shed. Greenhouse and communal driveway beyond bordering open Farmlands.

To the front there is a gravelled area which offers parking for two vehicles.





- Charming Semi-Detached Cottage within rural location
- Lounge with woodburning stove
- Fitted kitchen
- Two Double Bedrooms
- Shower Room
- Off Street Parking for two vehicles
- Enclosed garden grounds to the rear
- Timber shed

INCLUDED

All fitted carpets, fitted floor coverings, slot in electric cooker and book shelving within the lounge.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C
EPC RATING: D
FLOOR AREA: 764.00 SQ FT







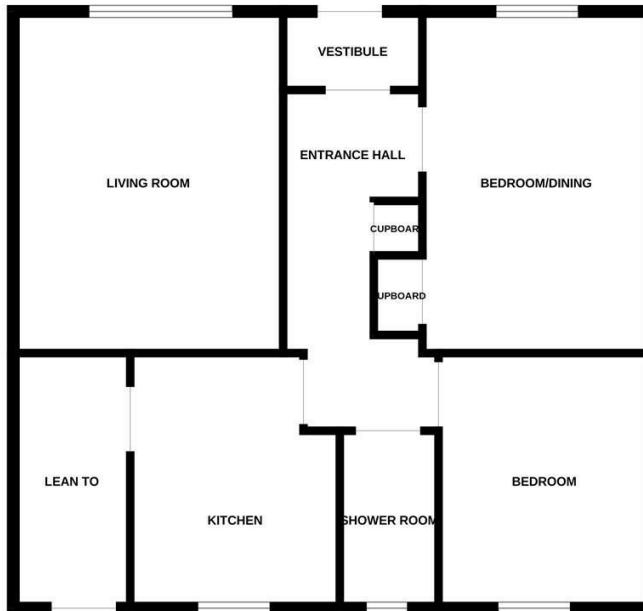
Room Sizes

Approximate measurements

Living Room	12'5" x 15'8"
Kitchen	9'8" x 11'8"
Bedroom	9'9" x 11'8"
Bedroom	10'5" x 15'10"
Shower room	4'7" x 8'2"
Lean to	6'0" x 11'8"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate only. The subscriber is liable for any error, omission or misdescription and for any loss or damage arising from the use of the plan. The plan is for the guidance of prospective purchasers. The services, symbols and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrrix ©2025



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.