



9 North Street, Freuchie, KY15 7HL

Offers Over £110,000



9 North Street
Freuchie
KY15 7HL

OFFERS OVER
£110,000

Number nine is a spacious first floor flat which is requiring some upgrading.

The property is ideally situated within a village location within close proximity to the A92 which makes this ideal for commuting.

The property is accessed via a door into the entrance staircase to the accommodation.

Within the upper hallway there is a storage cupboard.

The large lounge offers three windows to the front and a display recess.

The fitted kitchen offers light coloured base and wall units, co ordinating work surfaces, stainless steel sink and drainer. Gas hob with extractor above and electric oven. Integral fridge and freezer. Washing machine and dishwasher which will be included in the marketing price. Window to the rear.

Bedroom one offers two double storage wardrobes and a window to the rear.

Bedroom two offers a window to the rear.

The shower room is fitted with a W.C., wash hand basin set within vanity storage unit. Shower cubicle fitted with mixer shower. Opaque window to the rear.

The property offers gas central heating and all windows are double glazed.

Adjacent to the flat there is an area of parking leading to a car port and beyond an area of garden laid to lawn.





- Self-contained first floor flat
- Requiring some upgrading
- Fitted kitchen
- Shower room
- Two double bedrooms
- Gas central heating
- Double glazing
- Area of garden and parking adjacent to the flat

INCLUDED

All fitted carpets, fitted floor coverings, dish washer, washing machine, integral fridge and freezer.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 785.00 SQ FT







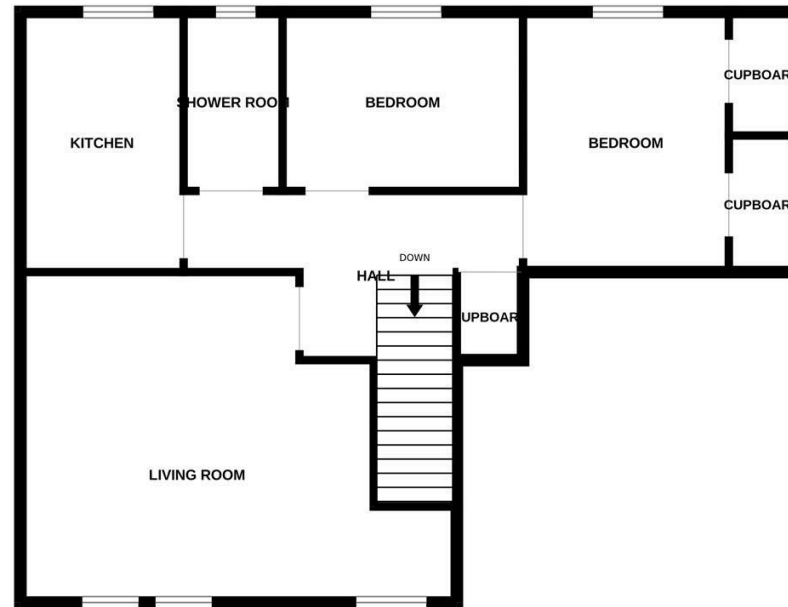
Room Sizes

Approximate measurements

Lounge	15'5" x 16'5"
Kitchen	7'4" x 13'2"
Shower room	7'11" x 4'7"
Bedroom 1	12'3" x 9'5"
Bedroom 2	8'2" x 11'2"



FIRST FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©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.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.