



Flat 5 Thomson Mill Skene Street, Strathmiglo, KY14 7PA
Offers Over £118,000



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OFFERS OVER
£118,000

Flat 5 is a delightful, bright upper flat which offers delightful open views to the front towards the West Lomond.

Strathmiglo is a small village surrounded by beautiful countryside in the Eden Valley. The main road to St Andrews (A91) passes the village with the M90 only approximately six miles away. The location is ideally situated for travel to Perth, Kinross, Dundee, Edinburgh and the large Fife towns of Glenrothes, Cupar and St. Andrews.

The property is accessed via a communal security entry door to the front which gives access to the hallway and a door leads into the kitchen.

The kitchen is fitted with light base and wall units, stainless steel sink and drainer. Electric oven and hob. Integral fridge and dishwasher. Feature central island with lighting above. Half frosted windows.

The bright lounge offers windows to the front and side, feature log burning stove with surround. The shower room is fitted with a W.C. and wash hand basin set within a vanity storage unit. Shower cubicle with mixer shower. Plumbing for

washing machine.

Bedroom one offers a window to the side and storage facilities.

Bedroom two offers a half-frosted window to the front and wardrobe facilities.

Externally there is parking to the front and a small area of garden filled with a selection of plants and shrubs.

Factors Fee

There is a factors fee over the property which is £896.24 per year and includes buildings insurance, electricity, repairs, cleaning, garden and administration. This can be paid in full or 2 payments.





- Spacious bright Upper flat with views towards the West Lomond
- Communal security entry
- Entrance hallway and staircase
- Lounge
- Fitted kitchen
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- Off street parking

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND
EPC RATING:
FLOOR AREA: SQ FT







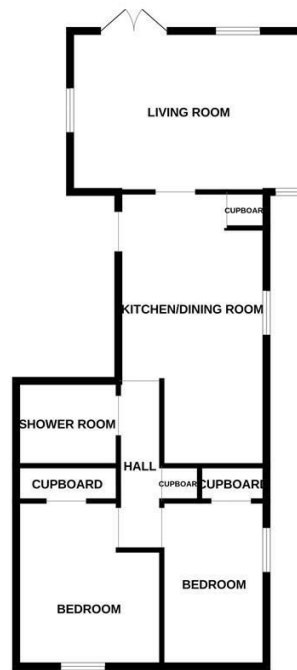
Room Sizes

Approximate measurements

Lounge	17'7" x 11'9"
Kitchen	21'5" x 12'1"
Shower room	6'4" x 7'2"
Bedroom 2	12'3" x 7'0"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
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