



**ROLLOS**

**16 DISTILLERY STREET**

**AUCHTERMUCHTY KY14 7BY**

## 16 DISTILLERY STREET, AUCHTERMUCHTY, KY14 7BY

**FIXED ASKING PRICE £99,000**

- Freshly presented town house
- Hallway
- Lounge
- Breakfasting Kitchen
- Two good-sized bedrooms
- Family bathroom
- GFCH & DG
- Garden to rear with timber shed
- Private off street parking

Number sixteen is a spacious town house, which is located within easy walking distance of all amenities.

The property is being offered for sale in fresh decorative order throughout.

The location of the property is ideal for commuting to Dundee, Perth, Stirling, Edinburgh and is also close to St Andrews and the RAF base at Leuchars.

The property is entered via a timber door, which leads into the entrance vestibule. Coathooks. A door with glazed panes leads into the lounge.

The lounge offers two double windows with small glazed panes to the front. Stairs lead up to the upper level. Deep storage cupboard.

The breakfasting kitchen is fitted with base and wall units with complimenting work surfaces and stainless steel sink with drainer. The fridge/freezer, dishwasher and washing machine will be included in the marketing price. Integral gas hob and electric oven. Space to dine. Double window with small glazed panes and door leading to the rear.

On the upper level there are two bedrooms, one with a double window to the front with small glazed panes. Built-in wardrobes with mirrored doors.

The second bedroom has windows with small glazed panes to the rear.

The bathroom is fitted with a w.c., wash hand basin and bath with over bath electric shower. Opaque window to the rear. Ceramic wall tiling on one wall.

There is a gas fired central heating throughout the property and all windows are double-glazed.

To the rear of the property there is an enclosed area of garden, which is laid out for ease of maintenance. Timber shed.

There is an area of parking which offers private parking.

### ROOM SIZES

Lounge	4.07 x 3.38 (13'4" x 11'1")
Breakfasting Kitchen	4.05 x 3.66 (13'3" x 12'0")
Bedroom	3.15 x 4.05 (10'4" x 13'3")
Bedroom	3.56 x 2.40 (11'8" x 7'10")
Bathroom	1.63 x 2.41 (5'4" x 7'11")

### INCLUDED

All fitted carpets, fitted floor coverings, kitchen appliances where mentioned and timber shed will be included in the marketing price.

### VIEWING

By Appointment Through Our Auchtermuchty Office Telephone 01337 828775

### COUNCIL TAX BAND C

### EPC RATING C

### FLOOR AREA 67sq m

### SERVICES

Mains water, drainage, electricity and gas are connected to the property.







We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation.  
Contact our Property Department at any of our offices.

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