



**ROLLOS**

**3 ABBEY COTTAGES  
ABBAY ROAD  
NEWBURGH KY14 6JP**

### 3 ABBEY COTTAGES, ABBEY ROAD, NEWBURGH, KY14 6JP

OFFERS OVER £135,000

- Picturesque stone built cottage
- Porch
- Sitting Room with open fire
- Breakfasting kitchen
- Two bedrooms & Bathroom
- Oil Fired Central Heating
- Double glazing
- Off street Parking
- Delightful mature garden to the rear

Number three is a delightful, quaint terraced cottage, which is positioned within a delightful rural position.

The property offers a great deal of charm and character and viewing is strongly recommended.

Abbey Cottage offers many delightful original features throughout such as stripped back doors as well as a feature open fire within the lounge.

To the rear of the property there is a superb, well-established garden with a picturesque stream running along the bottom.

To the front of the property there is a double glazed porch with exposed flooring.

A timber door leads into the hallway.

The first double bedroom has a window to the front.

The delightful sitting room has a window to the front. Recess display area. Feature open fire with cast fender.

The attractive kitchen is fitted with light coloured base and wall units with complementing work surfaces and Belfast sink with drainer. Glazed door to the rear. Cupboard housing the central heating boiler and additional cupboard housing the fridge/freezer. Integral halogen stove. Ample space to dine.

The bathroom has been recently upgraded and is fitted with a w.c., wash hand and cast bath with over bath electric shower. Slate flooring and slate splash back tiling. Opaque window.

The second bedroom has a window to the front. Exposed flooring.

There is an oil fired central heating system and all windows are double-glazed.

The delightful rear garden offers quiet paved seating areas, which are edged by well-established mature borders. A pathway leads down to a picturesque stream.

From the garden, superb open views are offered over neighbouring farmlands and beyond.

There is off street parking available.



## ROOM SIZES

Bedroom	2.39 x 3.85 (7'10" x 12'8")
Sitting Room	3.73 x 3.71 (12'3" x 12'2")
Breakfasting Kitchen	2.56 x 3.94 (8'5" x 12'11")
Bathroom	1.20 x 3.98 (3'11" x 13'1")
Bedroom	2.52 x 2.62 (8'3" x 8'7")





## **INCLUDED**

All fitted carpets, fitted floor coverings and kitchen appliances where mentioned are included in the marketing price.

## **SERVICES**

Mains water, electricity and oil are connected to the property. Drainage is to a septic tank.

## **VIEWING**

By Appointment Through Our Auchtermuchty Office  
Telephone 01337 828775

## **COUNCIL TAX BAND B**

## **EPC RATING E**

## **FLOOR AREA 67sq m**





plan demonstrative only - not to scale



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