



ROLLOS

4 THE RIGGS

AUCHTERMUCHTY KY14 7DX

4 THE RIGGS, AUCHTERMUCHTY, KY14 7DX

OFFERS OVER £125,000

- Very impressive semi detached villa
- Hallway
- Lounge & Dining room
- Breakfasting kitchen
- Three good-sized bedrooms
- Family bathroom
- GFCH & DG
- Garden grounds to the front and rear
- Parking close to hand

Number four is a very impressive semi-detached villa, which is positioned within a sought after location.

The property is positioned within easy walking distance of the local primary school as well as the local play park. Communal parking is offered close to hand.

The property is entered via a double-glazed door, which leads into the hallway. Recess cloakroom area. Laminate flooring.

The bright lounge offers a window to the front. Feature fire with electric fire.

The breakfasting kitchen is fitted with attractive base, display and wall units with complementing work surfaces and stainless steel sink with drainer. Double oven and gas hob. Bosch dishwasher. Space for domestic appliances. Ceramic wall tiling. Glazed door to the side and double window to the rear.

The dining room offers a double window to the rear. Deep storage cupboard. Ample space to dine.

A staircase leads to the upper level where there are three good-sized bedrooms and a bathroom.

The first bedroom has a double window to the rear offering rural views. Built-in wardrobes with mirrored doors.

The second bedroom has a window to the front. Deep wardrobe.

The third bedroom has a window to the front. Built-in wardrobes with louvre doors.

The family bathroom is fitted with a w.c., wash hand basin and bath. Opaque window.

There is a gas fired central heating system and all windows are double-glazed.

There are garden grounds located to the front and rear. To the rear the private garden offers lawned and decked areas. Two useful sheds, one which is timber.



ROOM SIZES

Lounge	3.29 x 5.75 (10'10" x 18'10")
Dining Room	3.62 x 4.16 (11'11" x 13'8")
Breakfasting Kitchen	4.33 x 2.96 (14'2" x 9'9")
Bedroom	3.01 x 4.25 (9'11" x 13'11")
Bedroom	3.58 x 3.27 (11'9" x 10'9")
Bedroom	2.62 x 4.97 (8'7" x 16'4")
Bathroom	2.15 x 2.36 (7'1" x 7'9")





INCLUDED

All fitted carpets, fitted floor coverings, built-in kitchen appliances where mentioned as well as the two sheds will be included in the marketing price.

SERVICES

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

VIEWING

By Appointment Through Our Auchtermuchty Office
Telephone 01337 828775

COUNCIL TAX BAND B

EPC RATING C

FLOOR AREA 105sq m



Ground Floor, demonstrative only



First Floor, demonstrative only



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

67 Crossgate, Cupar, Fife KY15 5AS
Tel: 01334 654081 Fax: 01334 656350
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD
Tel: 01337 828775 Fax: 01337 827102
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX
Tel: 01334 477700 Fax: 01334 478282
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA
Tel: 01592 759414 Fax: 01592 754530
e-mail: glenrothes@rollos.co.uk

Web site: www.rollos.co.uk

24 hour answering service at all our offices

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 a 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 offer.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute 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.

Rollos is a trading name of Rollos Law LLP, registered No: SO304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

