



4 THE RIGGS

**AUCHTERMUCHTY KY14 7DX** 

# 4 THE RIGGS, AUCHTERMUCHTY, KY14 7DX

- 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 he 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**

Bedroom

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")

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** 

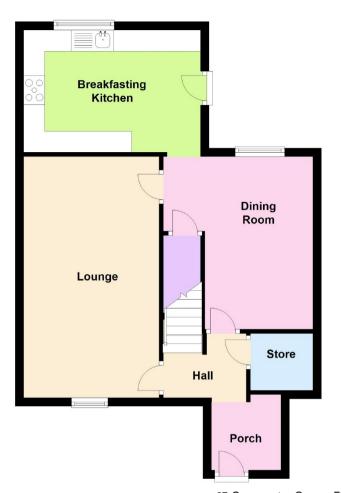
FLOOR AREA 105sq m





## **Ground Floor, demonstrative only**

## First Floor, demonstrative only







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

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