



11 Linen Mill Close, Freuchie, KY15 7EF

Offers over £255,000



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OFFERS OVER

£255,000

Number eleven is a superb detached villa which is positioned within a child safe cul de sac and borders open farmlands to the rear.

The property is offered for sale in fresh decorative order throughout and open views are offered from most windows.

Number eleven is entered to the front via a door which leads into the hallway. Space for occasional furniture. Double storage cupboard.

The w.c. is fitted with a w.c. and a wash hand basin. Opaque window.

The bright spacious lounge offers a triple window to the front and double, glazed doors lead through to the dining room. Timber fireplace. The dining room offers patio doors which lead out to the private rear garden.

The breakfasting kitchen is fitted with attractive base and wall units with complementing work surfaces and stainless steel sink with drainer. Double window to the rear. Space for fridge/freezer and dishwasher. Range stove with extractor above. Space for furniture. Recess lighting.

The utility room is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Wet wall splash back. Storage cupboard. Space for tumble dryer and freezer. Door leading to the rear garden.

The study/bedroom 5 offers a window to the front. Double storage cupboard wardrobe.

A staircase leads to the upper level where there is a master bedroom leading to an en suite and three further bedrooms.

The master bedroom offers a window to the front. Built-in storage wardrobe. The en suite is fitted with a w.c., wash hand basin and separate shower cubicle with electric shower. Velux window.

The second bedroom offers a double window to the front. Two built-in storage wardrobes.

Bedrooms three and four both have a window overlooking the rear garden and both offer built-in storage wardrobes.

The family bathroom is fitted with a w.c., wash hand basin, bath and separate shower cubicle. Storage / airing cupboard.

The loft space is partially floored.

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

To the front of the property there is an area of open plan garden ground with flower borders. On both side of the property, pathways lead to the enclosed rear garden which is laid to lawn and as mentioned before, borders open farmlands. Raised flower beds. External storage area offering power and light. Space for domestic appliances.

A double driveway offers off street parking and beyond there is a single garage with an up and over door.





- Detached family home which backs on to open farmlands
- Lounge & Dining room
- Kitchen & Utility
- Study / Bedroom 5
- Four bedrooms
- Bathroom, WC & En suite
- GFCH & DG
- Driveway & Garage
- Garden grounds to front & rear

INCLUDED

All fitted carpets, fitted floor coverings and range stove 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 F

EPC RATING D

FLOOR AREA 160 sqm



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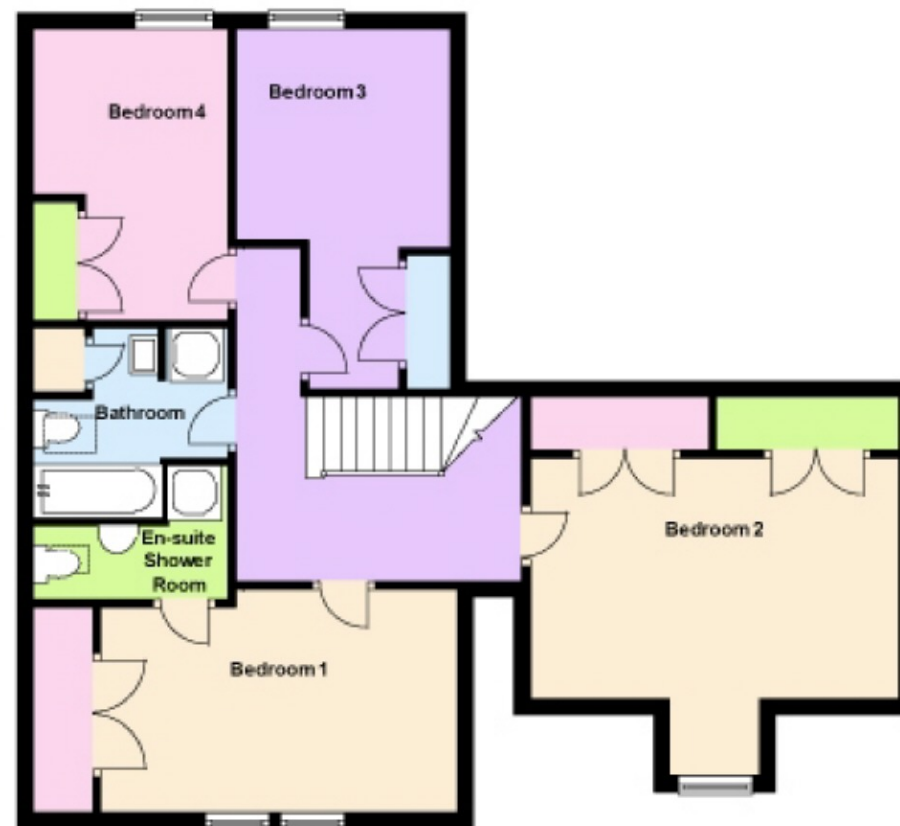
Approximate measurements



Ground Floor demonstrative only



First Floor demonstrative only



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CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,
Fife KY14 7DD
T: 01337 828775
E: auchtermuchty@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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