



Hillview, Main Street, Craigrothie, KY15 5QA  
Offers over £170,000





# Hillview Main Street Craigrothie KY15 5QA

**OFFERS OVER**  
**£170,000**

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Hillview is an attractive stone built cottage which is positioned within this popular village. The property offers shared vehicular access to the side which leads to an area offering parking as well as a large garden the impressive extensive garden backs on to open farmlands. A double-glazed door with glazed pane to the side leads into the hallway.

The dining room offers a window to the front. Display area and shelved cupboard. There is an open tread staircase leading to the upper level. The lounge also has a window to the front. Feature fireplace.

The first bedroom offers a double window to the rear. Within the rear hallway there is access to the kitchen and bathroom. Double glazed door leading to the side

The kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Double oven and gas hob.

Dishwasher. Double window to the rear.

The bathroom is fitted with a w.c., wash hand basin and bath with electric shower. Wet wall. Opaque window.

The second bedroom has a double window to the rear. The third bedroom has a double window to the rear. Deep walk in cupboard

There are Flo gas cylinder heating system and all windows are double glazed.

There is a shared driveway to the side of the neighbouring property leading around to the good sized garden and parking area. It should be noted that there is space to erect a garage subject to consents.

The good-sized garden is laid to lawn and there is a hard-standing chipped area.





- Attractive stone built cottage with large garden to the rear
- Hallway
- 2 public rooms
- 3 bedrooms
- Kitchen
- Bathroom
- Flo gas cylinder heating & D.G.
- Small area of garden to front
- Shared drive to parking area
- Large garden to the rear

#### **INCLUDED**

All fitted carpets, fitted floor coverings and built on kitchen appliances will be included in the marketing price.

#### **SERVICES**

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

#### **VIEWING**

By Appointment Through Our Cupar Office  
Telephone: 01334 654081

#### **COUNCIL TAX BAND D**

#### **EPC RATING F**

#### **FLOOR AREA 94 sqm**











# Room Sizes

Approximate measurements

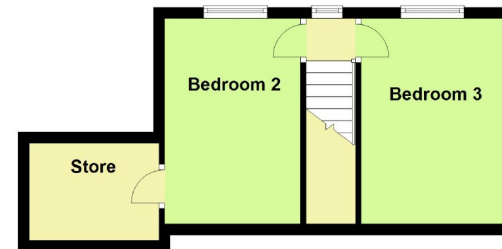
Dining room	12'8" x 19'2"	3.85 x 5.83
Lounge	12'6" x 17'10"	3.81 x 5.44
Bedroom	10'0" x 15'5"	3.05 x 4.69
Kitchen	8'3" x 11'5"	2.51 x 3.47
Bathroom	5'1" x 8'3"	1.55 x 2.51
Bedroom	9'1" x 12'6"	2.76 x 3.81
Bedroom	8'4" x 12'3"	2.54 x 3.73



Ground Floor



First Floor



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