



3 ROSSELM COTTAGES, ROSSIE, AUCHTERMUCHTY, KY14 7EJ

This charming, semi-detached cottage is located in a rural location offering stunning views over open countryside towards the unmistakable Lomond Hills skyline. The property is well proportioned with a flexible layout comprising 2/3 double bedrooms, 1/2 public rooms, kitchen, and family shower room. It benefits from double glazing, gas central heating and generous storage facilities. A private driveway provides access to the property and a detached single garage. A pretty, well stocked garden lies to the front of the property with gravelled suntrap seating area. There is further garden ground to the rear with lawn, vegetable patch and brick built outbuilding. Local shopping is available in nearby Auchtermuchty with a wider range of shops, amenities and services on offer in Cupar. Local bus services, mainline train stations at Ladybank and Cupar and easy access to good road networks provide a fast link to Dundee, Kirkcaldy, Edinburgh and beyond.

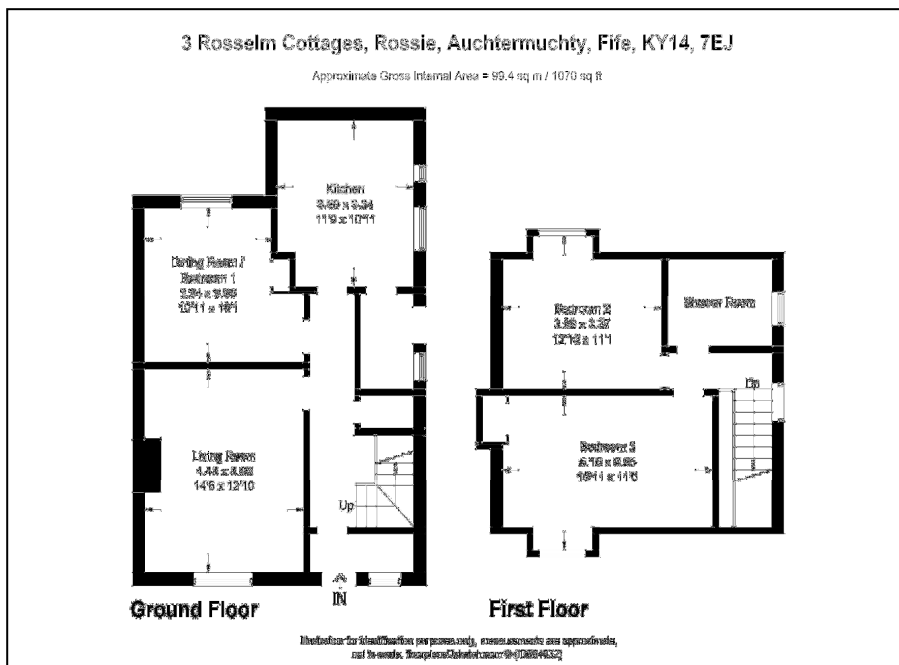


OFFERS OVER £150,000

The property provides spacious family accommodation with a flexible layout combined with generous storage facilities. Immaculate garden grounds lie to the front and rear with stunning views out over open countryside.

SUMMARY OF FEATURES:

- Semi-detached rural cottage with stunning views
- 2/3 double bedrooms
- 1/2 public rooms
- Kitchen
- Family shower room
- Gas central heating and double glazing
- Well stocked gardens to front and rear with outbuilding
- Detached timber garage
- Driveway with private parking



ENERGY RATING – D

COUNCIL TAX BAND – D

DIRECTIONS – Heading west from Cupar on the A91 continue on to the roundabout taking the second exit to stay on the A91. Continue on the A91 for about 2.9 miles and the turn off to Rossie is on the right. The destination is on the right. A For Sale board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF ANY OFFER TO SELL