



ROSIE FRASER

Real Estate



21 Mournipea

Auchtermuchty, Cupar, KY14 7BU

Offers over £220,000



Rosie Fraser Real Estate is delighted to market this rarely available three-bedroom detached family home, ideally located within the sought-after village of Auchtermuchty.



This is an excellent opportunity for a buyer or growing family to secure a fantastic home, and early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and welcoming lounge, a spacious kitchen with ample room for a dining table, a shower room, three generous double bedrooms, and a family bathroom.

The property further benefits from gas central heating and double glazing throughout.

Externally, the home sits on a generous, low-maintenance plot. A large mono-block driveway runs to the rear of the property and provides access to a substantial double garage. The remainder of the garden is also mono-blocked, making it easy to maintain and ideal for entertaining friends and family, or for children and pets to play safely.

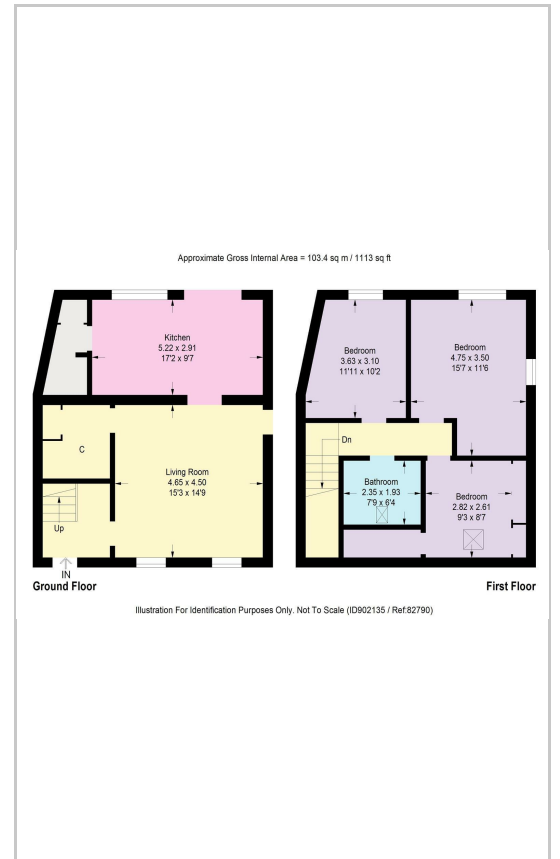
Auchtermuchty offers an excellent range of local amenities including primary schooling, GP health centre, dentist, chemist, post office, convenience store, Co-op, restaurant, motor engineers, tyre shop, bowling club, hairdressers, barber, dog grooming salon, and takeaway options. A variety of scenic walks can be enjoyed in and around the village.

The village is ideally positioned for commuting, with easy access to Perth, Newburgh, St Andrews, Cupar, Glenrothes, Kirkcaldy, and Dundee via the road network. Edinburgh and Glasgow are approximately one hour's drive, while Stirling is around 50 minutes away. Train stations can be found nearby in Ladybank and Cupar.

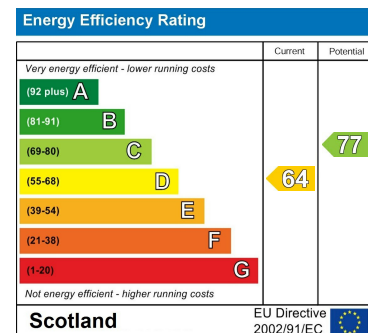
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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