Number thirty-four is a very spacious, individual town house positioned within a conservation area.

The handsome property is located within easy walking distance of all amenities.

The property offers many superb features such as original cornicing in the impressive spacious lounge/dining room.

A timber door leads into the entrance vestibule. A further glazed door with small glazed panes leads into the hallway. Deep storage below the staircase. Feature radiator.

The bright dining kitchen is fitted with white base and wall units with complementing work surfaces and stainless steel sink with drainer. Five burner gas hob and double oven with extractor above. Space for larder refrigerator. Triple internal windows and door leading into the utility. Glazed door leading out to the rear garden. Ample space to dine.

The large utility has a window to the front. Storage cupboards along one wall. Shelving.

A staircase leads to the first floor where there is an impressive lounge/dining room, which offers three secondary glazed windows, which filters through a great deal of natural light. Feature fireplace. Original coving. Raised dining/study area with attractive flooring.

The family bathroom is fitted with a w.c., wash hand basin and bath with over bath mixer shower. Opaque secondary glazed window. Heated towel rail.

The first bedroom has a window to the front. Shelving. The second bedroom has a small glazed window to the rear.

A further staircase leads to the upper level where there are two further bedrooms. The third bedroom has a small glazed pane window to the front, as does the fourth bedroom.

On this level there is also a w.c., with small wash hand basin. Access to the eaves.

There is a gas fired central heating system and some windows offer secondary glazing.

To the rear of the property there is a small paved patio area.
ROOM SIZES

Lounge / Dining Room 6.91 x 4.66 (22'8" x 15'3")
Dining Kitchen 4.30 x 4.78 (14'1" x 15'8")
Utility 3.62 x 2.56 (11'11" x 8'5")
Bedroom 4.00 x 3.69 (13'1" x 12'1")
Bedroom 2.78 x 4.37 (9'1" x 14'4")
Bedroom 4.00 x 6.11 (13'1" x 20'1")
Bedroom 4.55 x 4.37 (14'11" x 14'4")
Bathroom 2.05 x 2.86 (6'9" x 9'5")
INCLUDED
The fitted carpets, fitted floor coverings and built-in kitchen appliances where mentioned 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 D
EPC RATING E
FLOOR AREA 167sq m
Ground Floor, demonstrative only

First Floor, demonstrative only

Second Floor, demonstrative only

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

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