



28 Clement Court, Auchtermuchty, Fife, KY14 7LB

Offers Over £100,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this two bedroom, semi-detached villa situated in the much sought after location and Town of Auchtermuchty with its many amenities, excellent transport links and close by Rail Stations.

Accommodation comprises entrance with connecting door to living room and carpeted staircase to upper floor; spacious lounge with windows overlooking both front and rear gardens; connecting door to the kitchen fitted with a range of base and wall mounted units with complementary worktops and tiled splash back, free standing oven & hob with extractor hood over, washing machine, external door leading to the rear garden; upper landing with access to the attic; 3 piece bathroom suite incorporating W.C., wash hand basin and bath, tiled throughout, wall mounted mirrored cabinet and storage shelves; two double bedrooms, one which has a large storage cupboard. Externally there are private gardens to the side and rear with paved areas and grass. Communal parking for residents to the front of the property.

This property will appeal in particular to buy to let investors or someone looking to downsize and early viewing is essential.

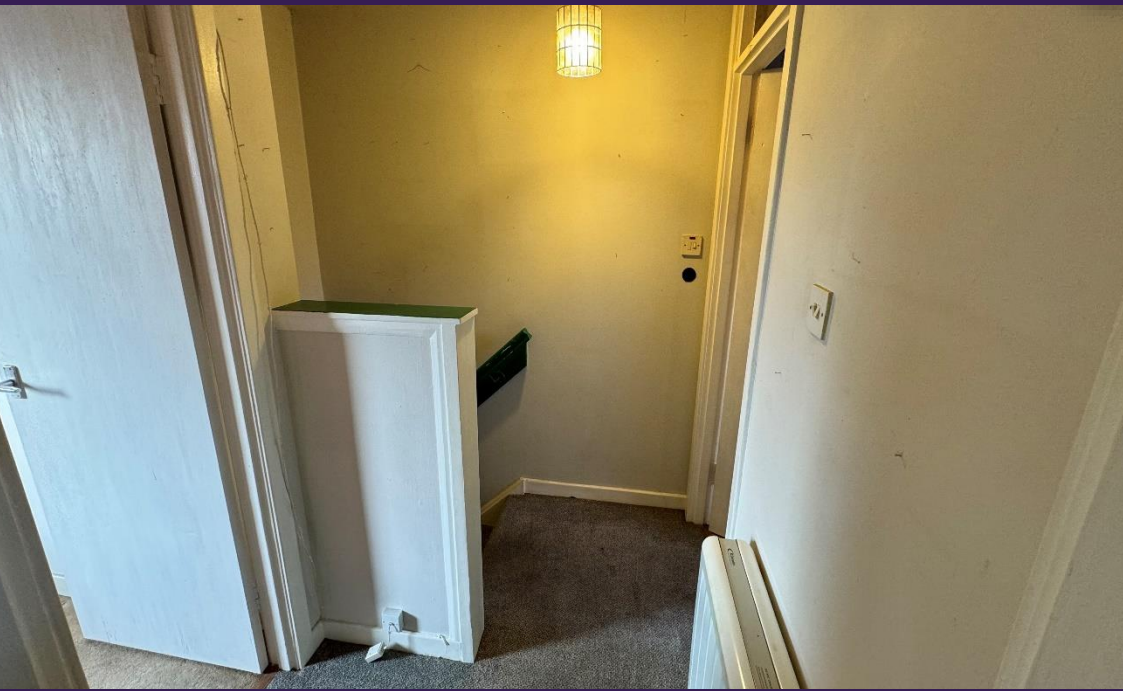
- Entrance Hallway
- Lounge
- Kitchen
- Bathroom
- 2 Double Bedrooms
- Double Glazing
- Electric Heating
- Private Gardens
- Ideal Investment/Buy to Let
- Quiet location

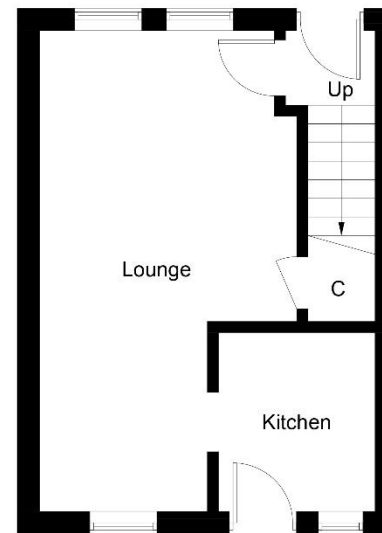
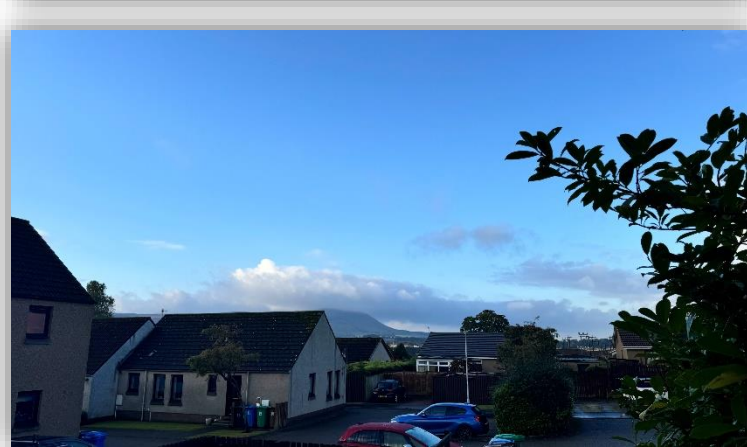
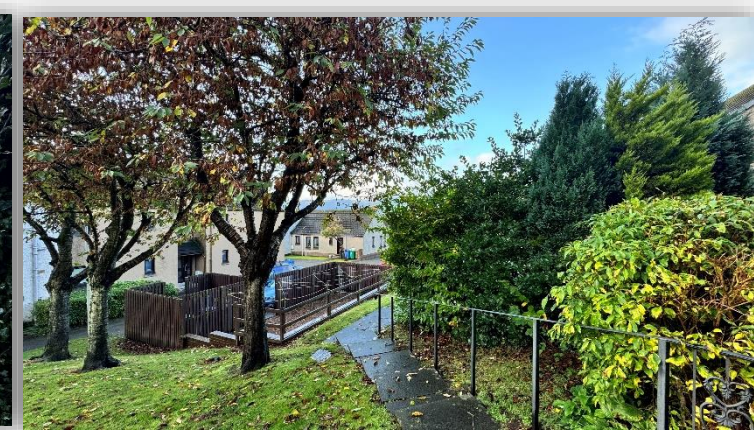


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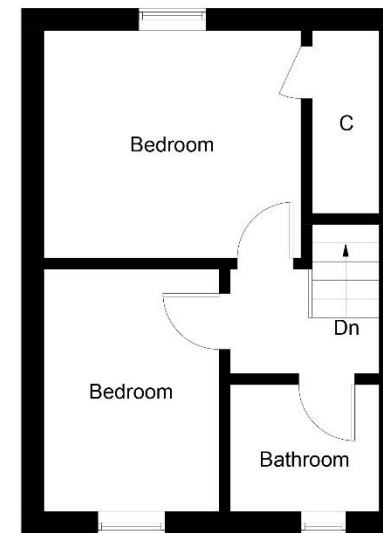
The picturesque town of Auchtermuchty, a former Royal Burgh, lies between Dundee to the North East, Perth to the North West and Glenrothes to the south. Located by gentle hills this charming town has retained much of its medieval character and boasts a number of historic buildings.

This well served town offers Primary Schooling, Health Centre, Dentist, Chemist, Post office, Hairdressers, Dog Groomers, Takeaways and many more amenities. Senior schooling and further education can be found a short distance away in Cupar, Glenrothes, Perth and Dundee. Various country/woodland walks can be found in and around Auchtermuchty. The village is ideally situated for commuting to Perth, Dundee, Edinburgh and beyond. Access to the M90 is around a 20 minute drive from the Town. Local train stations are located in Ladybank & Cupar.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1136056)



Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, free standing oven & hob and washing machine.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.