

LOWER LARGO

STEIN COTTAGE, 24 DRUMMOCHY ROAD



PRICE:

FIXED PRICE £195,000

VIEWING:

CONTACT FIFE PROPERTIES (01333) 423377

FEATURES:

CONVIENTLY LOCATED ONLY A FEW HUNDRED YARDS FROM THE HARBOUR AND THE BEACH THIS IS A DETACHED COTTAGE WHICH BENEFITS FROM A SHELTERED POSITION AND MAGNIFICENT VIEWS FROM ITS FIRST FLOOR ROOMS. THE PROPERTY WHICH IS SET BACK FROM THE MAIN ROAD AND HAS OFF STREET PARKING FOR TWO CARS COMPRISES: ENTRANCE HALL, CLOAKROOM, LIVINGROOM, DINING ROOM, FITTED KITCHEN, THREE BEDROOMS AND BATHROOM. GAS CENTRAL HEATING AUGUMENTED BY UPVC DOUBLE GLAZED WINDOWS. SMALL GARDEN AND DRIVEWAY.

PARTICULARS:

Entrance Vestibule

UPVC front door opens into Entrance Hallway which has a stairway to the first floor rooms and the following apartments are located at the ground floor level:

W.C. - 7'4" X 3'4"

Toilet and wash hand basin.

Living room - 17'1" x 16'0"



Bright and spacious room with four windows providing good natural light.

Dining Room - 13'11" X 10'1"



Window to front.

Kitchen - 11'6" x 8'2"



Fitted with wall and base units, inset sink and complimentary work surfaces. Wall and floor tiles. Gas hob electric oven and extraction. Back door and window.

First Floor

Bathroom - 7'4" x 6'10"

Three piece suite.

Bedroom 1 - 13'5" x 9'1"

Double size bedroom with fitted wardrobe and magnificent Views.

Bedroom 2 - 10'0" x 8'0"

Single size bedroom again with superb southerly views.

Bedroom 3 - 16'0" x 9'0"

Master bedroom which is double size and has a wash hand basin. Excellent views.

HEATING:

Gas central heating boiler recently replaced plus UPVC double glazed windows and doors.

EXTERNAL:

Small garden with Lawn to side.
Driveway with parking.
Two Sheds and Boiler room.

EXTRAS:

All carpets, curtains and furniture apart from two items in the Livingroom.

Whilst every care has been taken in the preparation of these details we cannot guarantee their accuracy and it is not intended to nor will they form part of any contract. All measurements are taken with a sonic tape. The heating system has not been tested by the Selling Agents.

FIFE PROPERTIES

THE COMPLETE MOVING PACKAGE

MORTGAGES

WE CAN ADVISE ON ALL TYPES OF MORTGAGES UP TO 100% AND TO INCLUDE EXTRA FUNDING FOR SOLICITORS AND SURVEY FEES IF NECESSARY. WE ARE INDEPENDENT MORTGAGE ADVISERS AND HAVE ACCESS TO FUNDS FROM ALL MAJOR LENDERS. YOU DO NOT HAVE TO BE INTERESTED IN ONE OF OUR PROPERTIES FOR SALE TO ASK FOR FREE MORTGAGE ADVICE. WE GUARANTEE TO FIND YOU THE BEST MORTGAGE PRODUCT TO MATCH YOUR REQUIREMENTS USING OUR COMPUTERISED QUOTING SYSTEM.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

HOUSE SALES SERVICE

WE HOPE THAT YOU FIND THE PROPERTY OF INTEREST. IF SO, YOU MAY NEED RELIABLE ADVICE ON THE MARKETING OF YOUR EXISTING HOME. WE ARE HAPPY TO PROVIDE THIS AS PART OF OUR FREE PRE-SALES ADVICE SERVICE, WHICH INCLUDES A FREE VALUATION OF YOUR EXISTING PROPERTY, THE PROVISION OF A MARKETING PLAN AND A COMPREHENSIVE BREAKDOWN OF ALL FEES AND OUTLAYS INCLUDING SOLICITORS CHARGES.

FOLDER FOR HOUSE PARTICULARS

WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK THE ADVERTISERS FOR THEIR SUPPORT AND TO PASS ON OUR ACKNOWLEDGEMENT THAT WITHOUT THEIR VALUABLE HELP THE PRODUCTION OF THIS HIGH QUALITY DOCUMENT WOULD NOT HAVE BEEN POSSIBLE. WE COMMEND THE ADVERTISERS TO OUR CLIENTS AND ASK YOU BEAR THEM IN MIND.