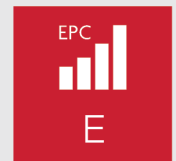




**Thorntons**  
The right way to move

## 6 Middleflat, Auchtermuchty

Cupar, Fife,  
KY14 7DG





## Summary

This charming semi-detached cottage is quietly situated in the small town of Aughtermuchty. Its extended interiors are light and airy, set over two floors with ample storage and appealing versatility for three double bedrooms or additional living space. Also featured are a dining kitchen and a shower room. The cottage benefits from unrestricted on-street parking and, to the rear, is accompanied by a generous enclosed garden with scenic countryside beyond. The garden is easy to maintain with a lawn, gravelled/paved areas, and raised plant beds.

Extras: All fitted floor and window coverings and light fittings are included. As are the white goods and curtains/blinds that are visible when viewing.

## Features

- Quiet country town address
- Extended semi-detached cottage
- Versatile interiors over two floors
- Entrance hall (with storage) and rear porch
- Dual aspect living room with storage
- Bright modern dining kitchen
- Three large double bedrooms
- Modern shower room with storage
- Generous enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and partial double glazing



“The spacious and versatile home is complemented by a generous enclosed garden with open countryside beyond.”







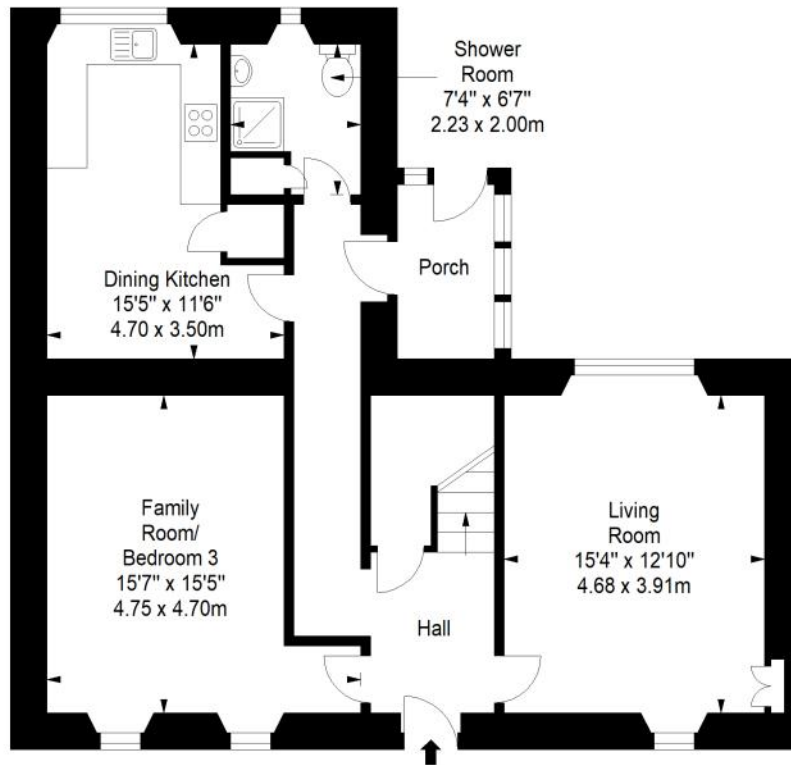
"The town is well-placed for swift access to road and rail links, allowing easy travel to several major Scottish cities, including the capital."



# Floorplan

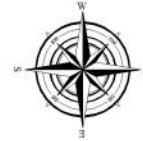
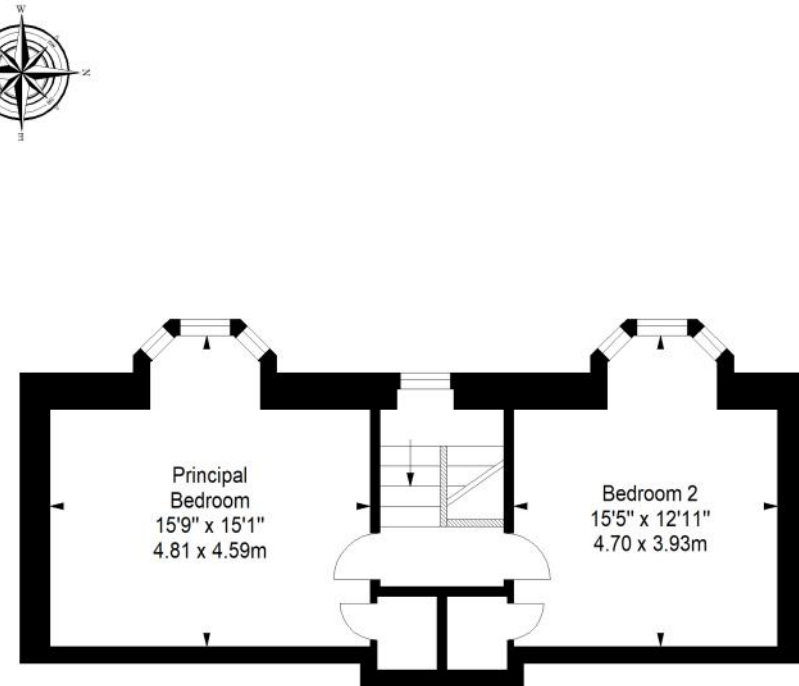
## Ground Floor

Approx. 84.6 sq. metres (910.6 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 127.5 sq. metres (1372.4 sq. feet)



# Thorntons

The right way to move

## Our Branches

### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheaa@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland