



45 Eden Court Station Road, Cupar, KY15 5US

Offers Over £120,000







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## OFFERS OVER £120,000

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Number forty five is a one bedroomed retirement apartment on the second floor with views over the River Eden. Situated within easy walking distance of the main railway station with views over the river Eden.

Cupar is a thriving market town located in the Kingdom of Fife. The picturesque River Eden flows through the town and offers attractive walks along the banks. Eden Court is positioned adjacent to the River Eden and is approximately 600 yards from the town centre, which offers a good range of shops and services. The main line railway station is a short walk away and offers easy access to all main towns and cities.

The flat comprises a hallway offering two deep storage cupboards. The lounge where there is space to dine and electric fire and surround, Juliet balcony to the side and also one over looking the river. A door leads into the kitchen which is fitted with beech wood base and wall units, stainless steel sink and drainer, eye level oven and electric hob with extractor above. Fridge and freezer which are both included. The bedroom offers mirrored built in wardrobe facilities and also further storage. Window to the

rear. The bathroom room is fitted with a W.C., wash hand basin, bath with over bath mixer shower.

All windows are double -glazed and there are electric storage heaters throughout.

Within the complex there is a delightful, comfortable residents lounge which has recently been decorated, lift, basement laundry, and a guest suite which is available at a charge.

Externally there are parking facilities to the side of the property and landscaped gardens surround the building.

A small dog or house cat are accepted within the complex if they are currently an existing pet.







- Spacious second floor flat within a prestigious retirement complex
- Lounge with space to dine
- Fitted kitchen
- Double bedroom
- Bathroom
- Excellent storage facilities
- Electric heating and double glazing
- Residents lounge
- Lifts to all floors & Security entry system
- Residents lounge, Guest suite, Laundry room, Gardens & Parking

## INCLUDED

All fitted carpets, fitted floor coverings, fridge and freezer. Other items are available by separate negotiation.

## SERVICES

There is a service charge over the property of £1320 every 6months this includes cleaning of all external windows, heating light and power in communal areas, on site manager, upkeep of garden grounds, repairs and maintenance to interior and exterior communal areas, buildings insurance.

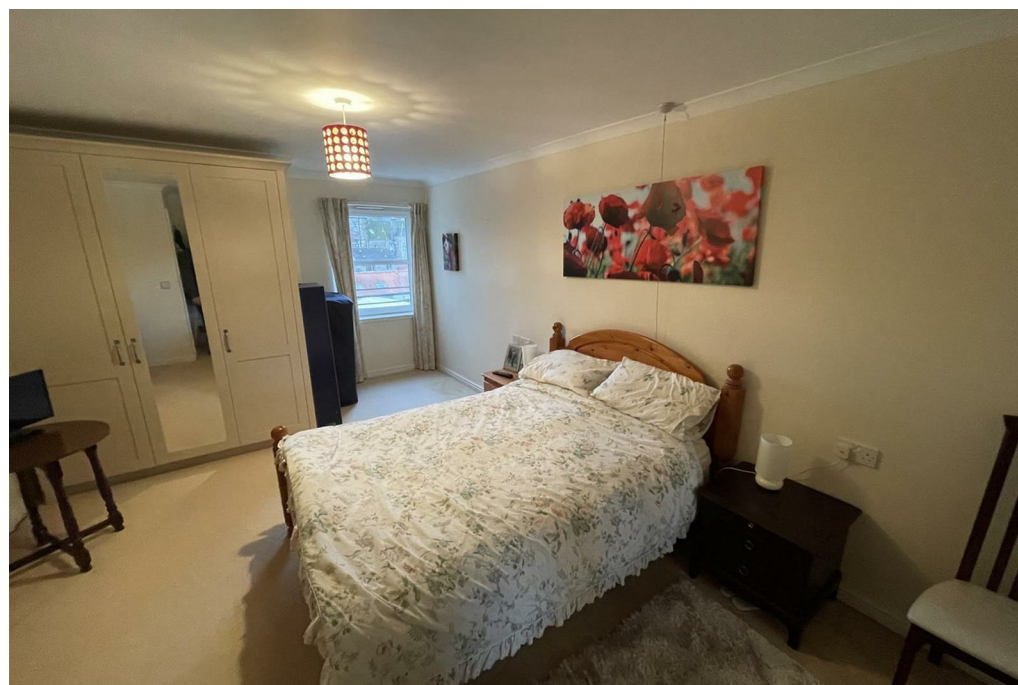
## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: D**

**FLOOR AREA: 667.00 SQ FT**













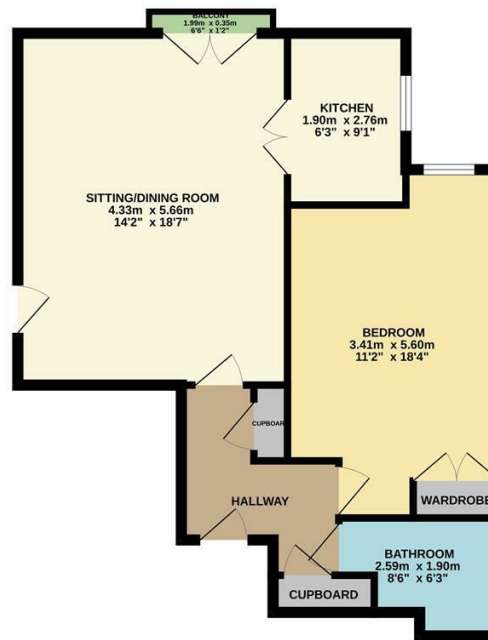
## Room Sizes

*Approximate measurements*

Lounge	18'5" x 14'0"
Kitchen	5'8" x 9'7"
Bathroom	8'8" x 5'11"
Bedroom	20'3" x 11'1"



GROUND FLOOR  
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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at any of our offices.

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