



5 Southbridge House, South Bridge, Cupar, KY15 5HQ

Offers Over £80,000



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OFFERS OVER
£80,000

Number five is a bright spacious upper flat situated within an attractive historic building close to the town centre and only stones throw away from the mainline railway station making this an ideal base for commuting. Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarket, primary and secondary all within walking distance. The mainline railway station and bus services offer connections to Dundee, Edinburgh and Kirkcaldy and Glasgow making this an ideal base for commuting. The Historic Town of St Andrews Home of Golf and the Top University in the UK is only 10 miles and the East Neuk also within a short drive. The City of Perth is an approx. 50mins driveaway. A communal entrance door leads into the main hallway where the mailboxes are located and a staircase leads up to number five.

The bright lounge / kitchen area offers a window to the front and a corner Bay window with views towards Tarvit Hill. Ample space for furniture and space to dine.

The kitchen area is fitted with white base and wall units, sink and drainer, slot in gas cooker,

washing machine and fridge freezer.

The double bedroom offers a window to the Crossgate.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower.

Half opaque window to the rear.

The property offers gas central heating throughout.

Number five is an ideal First time buy or buy to let investment.





- Bright spacious upper flat within an attractive historic building with views towards Tarvit Hill
- Central town centre location
- Communal entrance and staircase to number 5
- Open plan bright lounge with corner bay window and fitted kitchen
- Double bedroom with ample space for furniture
- Bathroom with shower over bath
- Gas central heating throughout
- Ideal first time buy or buy to let

INCLUDED

All fitted carpets, fitted floor coverings, cooker, washing machine and fridge freezer.

SERVICES

Mains water, drainage gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A

EPC RATING: C

FLOOR AREA: 409.00 SQ FT







Room Sizes

Approximate measurements

Lounge / Kitchen

14'9" x 13'7"

Bedroom

8'5" x 13'7"

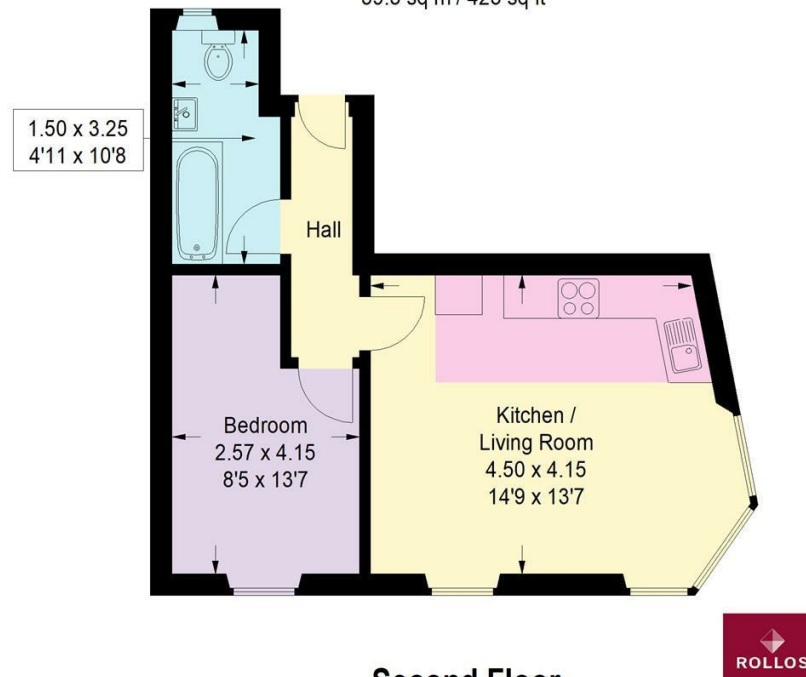
Bathroom

4'11" x 10'7"



5 South Bridge, Cupar

Approximate Gross Internal Area
39.3 sq m / 423 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate,
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CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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without any obligation.

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at any of our offices.