



40 Kirkgate, Cupar, KY15 5AL

Offers Over £75,000



40 Kirkgate
Cupar
KY15 5AL

OFFERS OVER
£75,000

Number 40 is a ground floor flat within a central position of the town close to all local amenities making this an ideal First time buy or buy to let. Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarkets, primary and secondary schooling 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 property is entered via double timber doors into the vestibule where a glazed door leads into the lounge / kitchen area with two windows to the front. Free standing electric fire.

The kitchen area is fitted with light base and wall units, co ordinating work surfaces and stainless-steel sink and drainer. Space for fridge which will be included within the sale. Electric oven and gas hob.

A door from the lounge / kitchen area leads to the hallway which offers a cupboard offering storage with plumbing for washing machine which will be included within the sale.

The double bedroom offers a window to the front

and storage cupboard.

The shower room is fitted with a W.C., wash hand basin and shower cubicle with mixer shower. Opaque window.

Externally there is access to the side of the property where a storage unit is situated.





- Ground floor flat
- Central location of the town
- Ideal first time buy or buy to let
- Entrance vestibule
- Open plan lounge / fitted kitchen
- Shower room
- Bedroom
- Gas central heating

INCLUDED

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

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: 484.00 SQ FT







Room Sizes

Approximate measurements

Living Room/Kitchen

17'2" x 19'4"

Bedroom

11'0" x 9'4"

Shower Room

5'9" x 5'1"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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