ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



57L Crossgate, Cupar, KY15 5AS

Offers Over £60,000



57L Crossgate
Cupar
KY15 5AS

OFFERS OVER
£60,000

57L is a top floor flat which is located within a private courtyard location of the town centre close to all amenities.
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 a communal door on the ground level where a staircase leads to 57L.
Steps lead down into the kitchen / living area which is fitted with base units and dark co ordinating worksurfaces, stainless steel sink. Electric oven, gas cooker with extractor above. Breakfast bar area. Velux window. Storage cupboard with plumbing for washing machine, boiler and electric meters.
The bathroom is fitted with a w.c., wash hand basin and bath with over bath mixer and side screen.
A door from the lounge leads into the bedroom which offers windows to the side and rear.
Access to the attic.
The property would be an ideal First Time Buy or Buy to Let.







- Top floor flat within private court yard location within the town centre
- Ideal First time buy or buy to let
- Communal entrance staircase
- Fitted kitchen / sitting room
- Bathroom
- Double Bedroom

INCLUDED

All fitted carpets, fitted floor coverings and appliances where mentioned.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A
EPC RATING: D
FLOOR AREA: 290.00 SQ FT



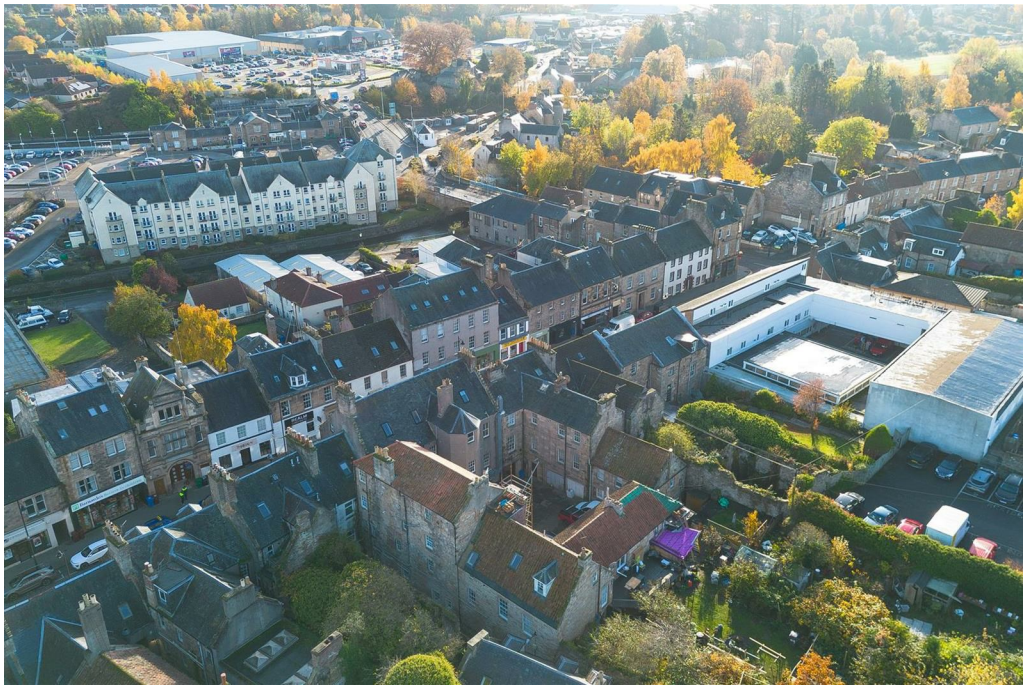












Room Sizes

Approximate measurements

Living / Kitchen area	15'5" x 12'8"
Bedroom	9'1" x 16'6"
Bathroom	7'9" x 7'8"

57L Crossgate

= Reduced headroom below 1.5m / 5'0

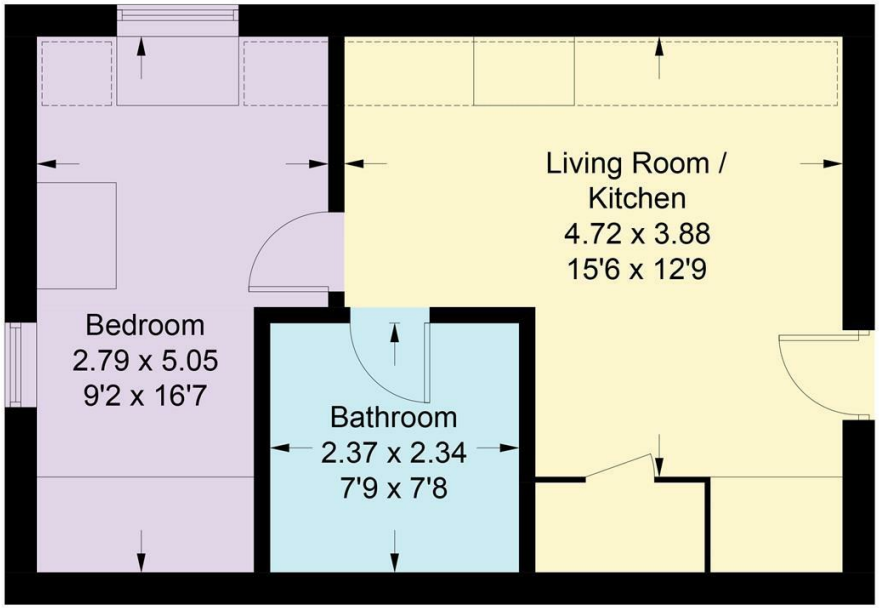


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347250)

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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.

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Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

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