



54 Crossgate, Cupar, KY15 5HS

Offers Over £110,000



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Cupar
KY15 5HS

OFFERS OVER
£110,000

Number 54 is a large office space with three large offices, W.C. and small kitchen area.

A door leads into the entrance vestibule where a further door leads into the hallway.

A door leads into the largest room which offers windows to the front and rear.

Second room with two windows to the front.

Room three with window to the rear.

Small kitchen area with sink and base unit.

W.C. fitted with a wash hand basin, W.C. and opaque window to the rear.

A staircase leads to two basement storage rooms and offers power and light.

Planning permission has currently been applied for change of use to a three bedroomed ground floor flat, full details can be obtained via Fife Council website Planning Reference 25/03348/FULL

EPC Rating C





- Office premises extending to 159 sqm
- Central position of the town
- Planning applied for to convert into a 3 bedroomed ground floor flat
- Entrance vestibule and hallway
- Three large rooms
- Kitchen area
- W.C.
- Large basement area

INCLUDED

All fitted carpets and fitted floor coverings

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND EXEMPT
EPC RATING:
FLOOR AREA: 1711.00 SQ FT





First aid
box

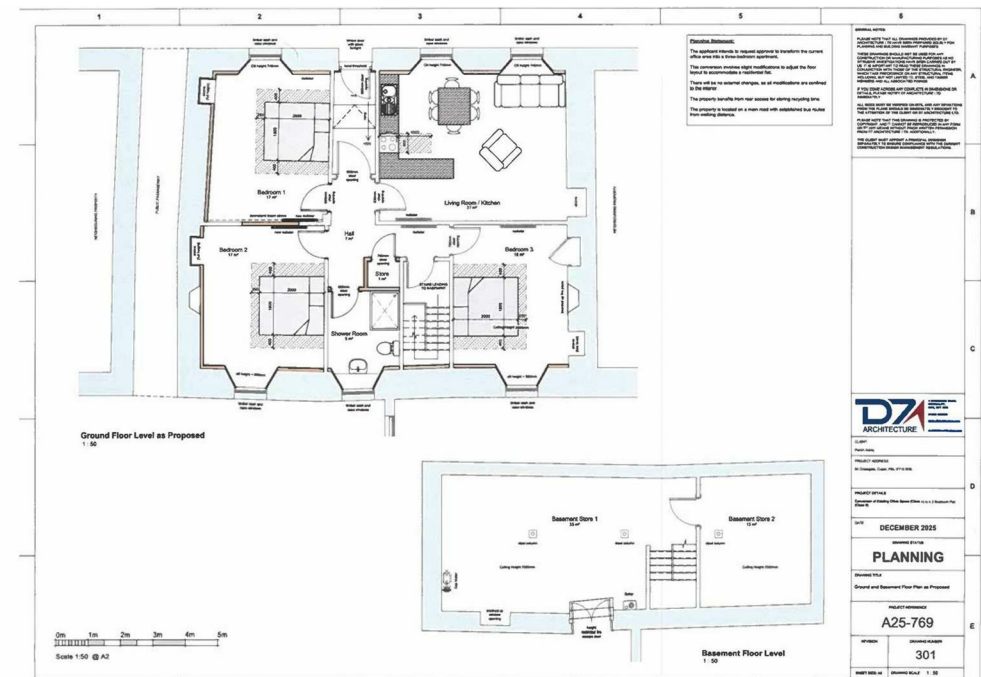
Please wash your
hands please

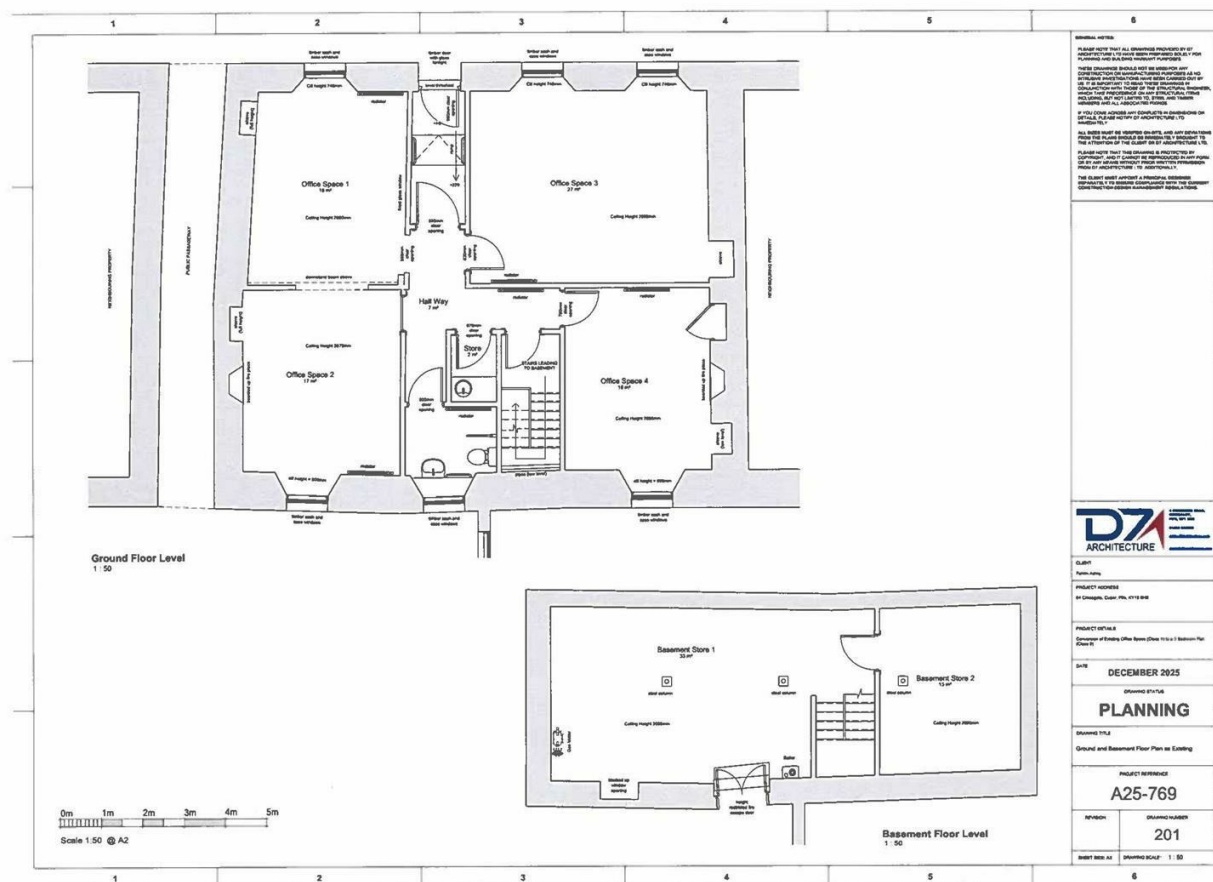
Branch of the John Lewis Partnership: dip. Never knowingly undersold.
dip



Approximate measurements

Room 1 Front area	16'5" x 12'5"
Room 1 Rear area	12'7" x 14'6"
Room 2	17'7" x 15'1"
Room 3	11'9" x 14'6"
W.C.	7'3" x 6'9"
Kitchen	5'3" x 3'6"
Basement area 1	25'2" x 14'7"
Basement area 2	11'7" x 12'10"





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24 hour answering service at all our offices

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free valuation and quotation
without any obligation.

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at any of our offices.