



2 Ladyburn Place, Cupar, KY15 4DY

Offers Over £65,000





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**OFFERS OVER**  
**£65,000**

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Number Two Ladyburn Place is a recently upgraded ground floor flat which is located within a well-established area of the town within walking distance to all local amenities which Cupar has to offer including shops, supermarkets and sports centre.

The mainline railways station which offers connections to Dundee and Edinburgh is also within walking distance. An excellent bus service also runs from the town to St Andrews, Dundee, Edinburgh and Glasgow.

The property has recently undergone some upgrading including new shower room, carpeting and decorating throughout.

The property is entered into the entrance vestibule where a further door leads into the lounge / kitchen which offers a window to the front. The kitchen area is fitted with white base and wall units, stainless steel sink and drainer. Electric oven and hob with extractor above. Space and plumbing for washing machine.

An archway leads through to the bedroom and shower room.

The double bedroom offers a window to the rear and fitted wardrobe facilities.

The recently upgraded shower room offers a W.C., small wash hand basin and shower cubicle with mixer shower.

All windows are double glazed and there is gas central heating throughout.





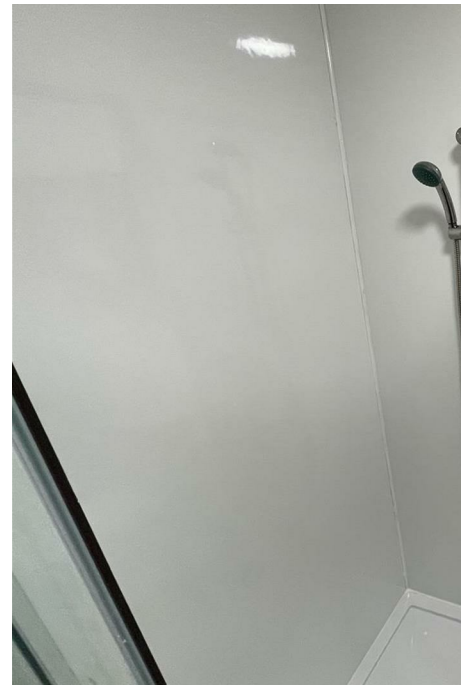


- Ground floor flat
- Recently upgraded
- Entrance vestibule
- Lounge / kitchen
- Shower room
- Double bedroom
- Gas central heating
- Double glazing





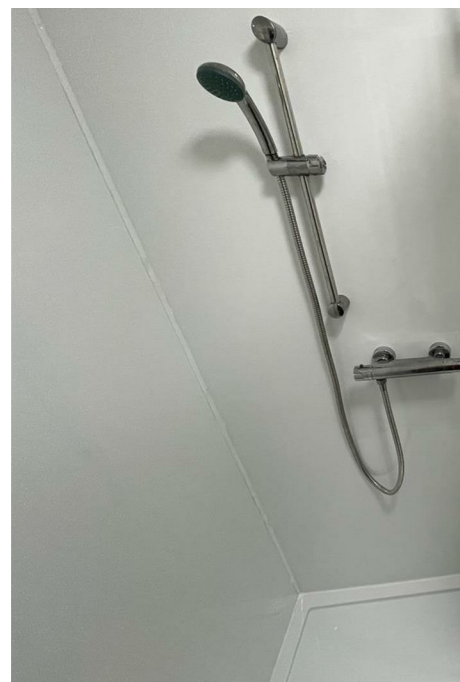




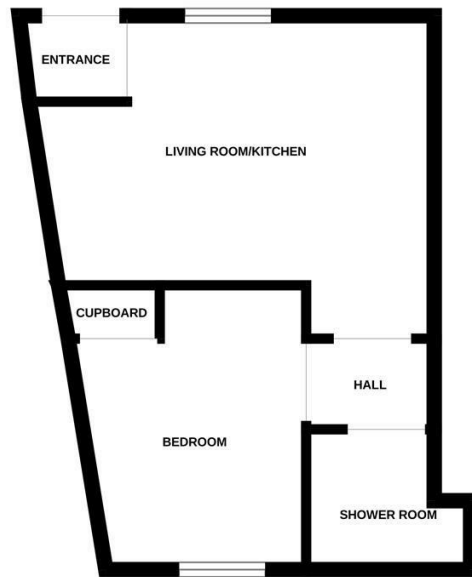
## Room Sizes

*Approximate measurements*

Lounge / kitchen	12'10" x 15'10"
Bedroom	10'4" x 9'0"
Shower room	4'11" x 5'2"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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