



Flat 1 Eastbridge Mews Castlehill Place, Cupar, KY15 4HA

Offers Over £108,000



# Flat 1 Eastbridge Mews Castlehill Place Cupar KY15 4HA

**OFFERS OVER**  
**£108,000**

---

Number 1 is a spacious freshly presented flat which is situated within the town centre close to amenities.

Cupar offers an excellent range of facilities with shops, supermarkets, bars and restaurants. The mainline railway station offers connections to Dundee and Edinburgh and an excellent bus services also runs through the town making this an ideal base for commuting.

The flat is entered via a communal entrance. Security entry system. Within the hallway there are storage cupboards.

The good-sized lounge has a traditional sash window to the front.

The breakfasting kitchen is fitted with light base and wall units with complementing work surfaces and white sink with drainer. Integral gas hob and electric oven. The Bosch washing machine will be included within the price. Space for Fridge freezer.

Both bedrooms offer windows to the rear and built in storage wardrobes.

The bathroom is fitted with a w.c., wash hand basin and corner bath with mixer shower.

The property has a large storage basement room

offering power light. There is also a communal store area within the basement.

There is a gas fired central heating and all windows are double glazed.





- Well presented ground floor flat
- Town centre location
- Communal entry
- Lounge
- Fitted kitchen
- Two bedrooms
- Bathroom
- Basement store room

### **INCLUDED**

All fitted carpets, fitted floor coverings and washing machine.

### **SERVICES**

Mains water, drainage, gas and electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND C**

**EPC RATING: C**

**FLOOR AREA: 667.00 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge

Living room

14'1" x 11'1"

Bedroom

13'6" x 10'0"

Bedroom

8'8" x 8'9"

Bathroom

5'6" x 7'11"



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
Made with AMTropix ©2025



**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

### 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

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

Contact our Property Department  
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

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.  
You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.