

SECOND FLOOR FLAT, 52C CROSSGATE, CUPAR, KY15 5HS

This centrally located 2 bedroom flat is set on the top floor of a delightful Georgian building above Realm Chiropractic clinic in the heart of Cupar. The property is full of character with accommodation comprising 2 bedrooms, bright and spacious open plan kitchen lounge with dining area and a good sized shower room which doubles as a utility room. It benefits from shared main door access to the front, gas central heating, secure entry phone system and private parking for one vehicle. A shared rear staircase and driveway from Waterend Road provide access to the parking area. A vast array of local shops, services and amenities can be found within a short stroll of the property including a choice of supermarkets and the main line train station. Regular bus services also connect the area to St Andrews, Dundee, Perth and Edinburgh.

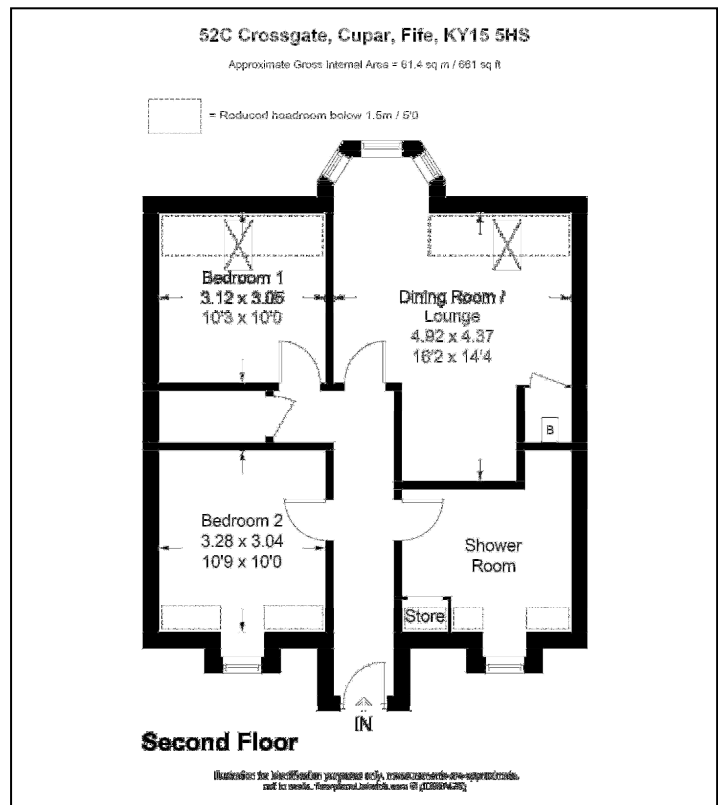


OFFERS OVER £75,000

The property provides bright and spacious accommodation within a stone's throw of all local amenities. The property has floor coverings, kitchen white goods and basic furniture.

SUMMARY OF FEATURES:

- Second floor flat in superb town centre location
- 2 bedrooms, 1 double
- Open plan living room/kitchen/diner
- Utility/ shower room
- Large floored attic
- Gas central heating
- Secure entry system
- Driveway with private parking space



ENERGY RATING – D COUNCIL TAX BAND – B

DIRECTIONS – Entering Cupar heading west on the A91 turn left onto Crossgate and the destination is on the left. A For Sale board will be evident.

VIEWING – Contact Messrs Williams Gray Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

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