



Cupar | St Andrews | Auchtermuchty | Glenrothes



57D Crossgate, Cupar, KY15 5AS

Offers over £65,000

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OFFERS OVER
£65,000

Number 57D is a freshly presented ground floor flat which is positioned within easy walking distance of all amenities.

Within the fitted kitchen/ lounge each window offers attractive original wood sills.

The flat is entered via a double -glazed door which leads into the fitted kitchen/lounge. The kitchen section is fitted with light base and wall units with complementing work surfaces and coloured sink with drainer. Integral electric oven and hob. Washing machine and fridge/freezer. Two double single glazed windows to the front and additional double window to the rear as well as a further window with small glazed panes.

The first bedroom has a window to the front with small glazed panes. Laminate flooring. Recess storage.

The second bedroom offers a small glazed pane window to the rear. Laminate flooring. There is a rear hallway which offers access to a deep storage cupboard and the family bathroom. The family bathroom is fitted with a w.c. wash hand basin and bath with over bath mixer shower. Opaque window. Ceramic wall tiling. There are electric storage heaters within the property.





- Freshly presented ground floor flat
- Located within easy walking distance of all amenities
- Fitted kitchen/ lounge
- Two bedrooms
- Bathroom
- Electric heating

INCLUDED

All integral kitchen appliances and the fridge freezer and washing machine will be included in the marketing price.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

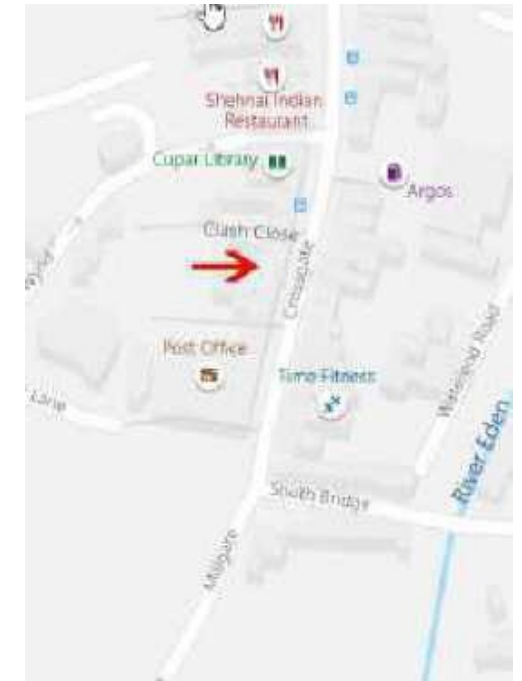
VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND A

EPC RATING E

FLOOR AREA 58 sqm

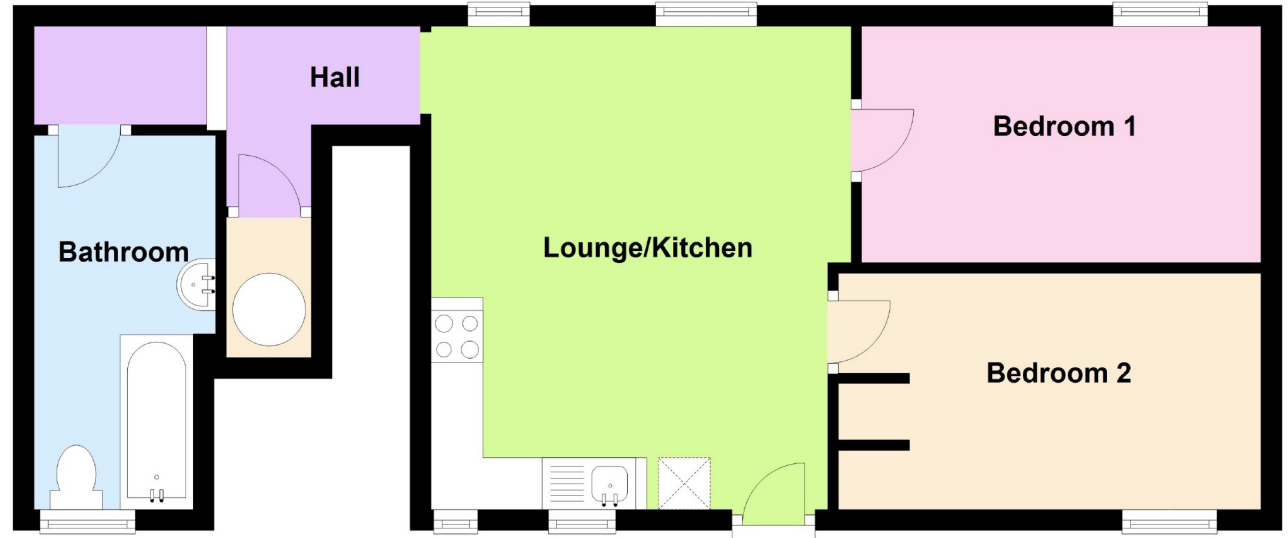


Room Sizes

Approximate measurements

Fitted kitchen / Lounge	15'4" x 13'5"	4.68 x 4.08
Bedroom	7'9" x 11'7"	2.37 x 3.54
Bedroom	7'8" x 12'10"	2.33 x 3.92
Bathroom	5'7" x 8'10"	1.70 x 2.69

Demonstrative only, not to scale



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