



1A The Barony, Cupar, KY155ER
Offers over £62,500



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OFFERS OVER
£62,500

Number 1A is a superb spacious flat positioned within this handsome, B listing building. The studio flat offers many delightful original features, such as ornate cornicing in the entrance vestibule and within the lounge/bedroom. Operational shutters are fitted to all windows to the front of the flat.

A grand timber door leads into the large entrance vestibule, a further glazed door leads into the main communal hallway. An impressive staircase leads to 1 A.

The flat is entered via a timber door opening into the hallway housing two deep shelved cupboards and coat hooks.

The superb sitting room and bedroom offers two large sash and case windows to the front, with operation shutters. Timber mantle piece. Cornicing. Two deep cupboards one housing the hot water tank.

The kitchen is fitted with base and wall units with stainless steel sink with drainer. Large sash and case window to the front with shutters. All white goods in the kitchen will be included in the marketing price. (the white goods have not been tested.)

The shower room is fitted with a w.c., wash hand basin and corner shower cubicle with electric shower.

The staircase leads down to the ground level

where there is access to the large, useful basement room with glazed window to the rear. Power and light.

A door to the rear of the basement hallway leads out to a communal garden area and a private garden area.





- Freshly presented, bright B listed studio flat
- Within a prime central position
- Impressive reception hallway
- Staircase leading up to 1 A
- Bright lounge/ bedroom
- Fitted kitchen
- Shower room
- Electric heating & Single glazing
- Large basement
- Private & communal garden area

INCLUDED

All fitted carpets, all fitted floor coverings, washing machine, and fridge/freezer are included in the marketing price.

SERVICES

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

VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND A

EPC RATING D

FLOOR AREA 38 sqm



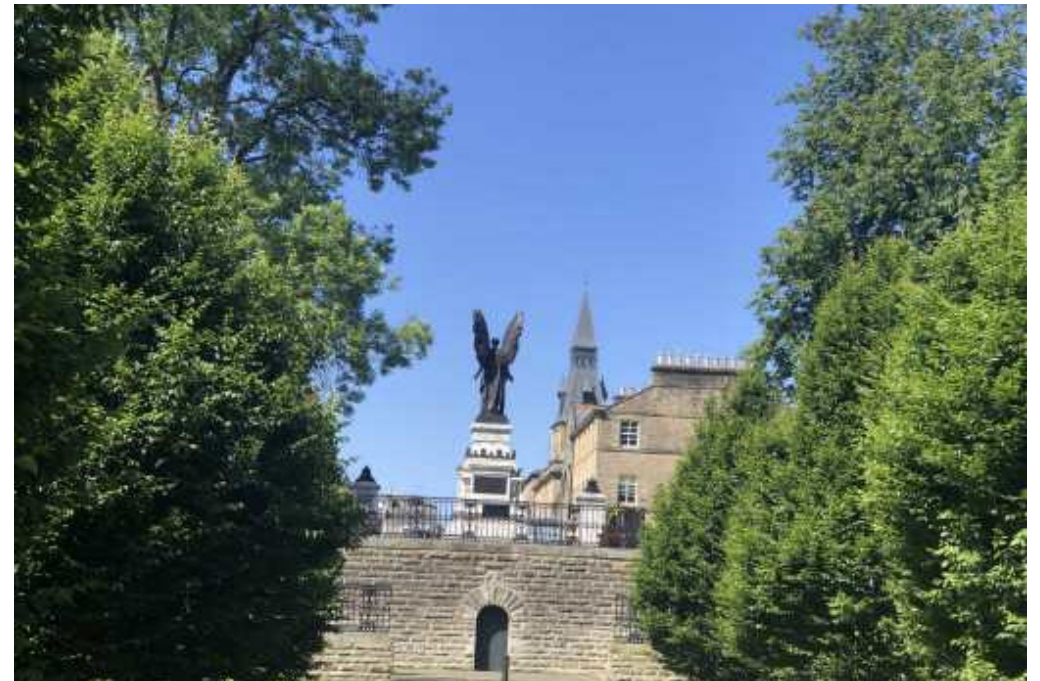




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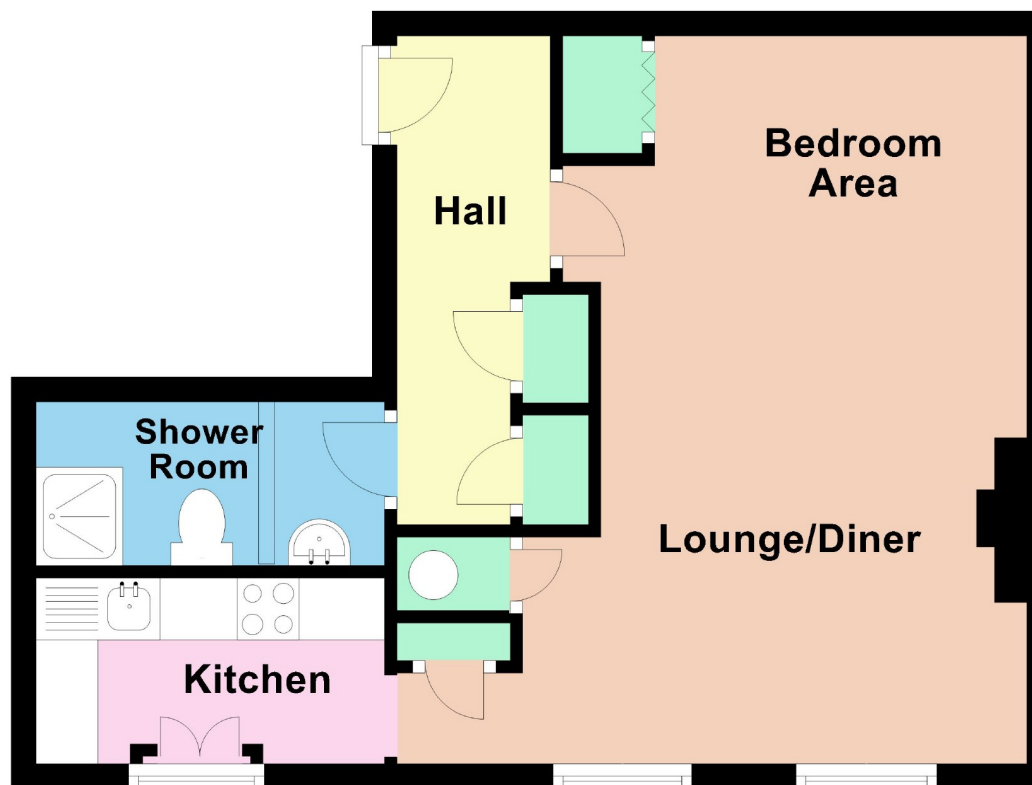
Room Sizes

Approximate measurements

Sitting room/bedroom L shaped	14'2" x 19'5"	4.32 x 5.91
Kitchen	6'6" x 9'6"	1.99 x 2.90
Shower room	4'7" x 9'6"	1.39 x 2.90
Basement	9'11" x 13'3"	3.02 x 4.05



Plan Demonstrative Only



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