



39c Bonnygate, Cupar, KY15 4BU  
Offers over £60,000



39c Bonnygate  
Cupar  
KY15 4BU

**OFFERS OVER**  
**£60,000**

Number 39c is a freshly presented flat centrally positioned flat.

The property is entered via Betts close. There is a door on the right and beyond a communal spiral staircase leads up to 39C

A door leads into the flat hallway. Laminate flooring. The lounge offers a small paned window to the front. Velux. Built in storage along one wall.

The first bedroom has a window to the rear. Built in storage. The shower room is fitted with a w.c., wash hand basin and separate shower cubicle with electric shower. Extractor.

The kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Indesit washing machine and slot in cooker. Window to the rear.

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

*Offices  
throughout Fife*



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- Centrally situated flat
- Freshly presented
- Internal staircase
- Hallway
- Lounge
- Double Bedroom
- Shower Room
- Fitted Kitchen
- Gas fired central heating
- Double glazing

#### **INCLUDED**

All fitted carpets, fitted floor coverings, Indesit washing machine, fridge freezer and slot in cooker will be included in the marketing price.

#### **SERVICES**

Mains water, drainage, gas and electricity

#### **VIEWING**

By Appointment Through Our Cupar Office  
Telephone: 01334 654081

#### **COUNCIL TAX BAND A**

#### **EPC RATING E**

#### **FLOOR AREA 39 sqm**

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## Room Sizes

*Approximate measurements*

Lounge	17'3" x 11'1"	5.26 x 3.39
Bedroom	7'9" x 11'3"	2.36 x 3.43
Shower room	7'8" x 4'8"	2.33 x 1.41
Kitchen	9'4" x 8'6"	2.84 x 2.60

*Legal advice for the  
whole of your life*



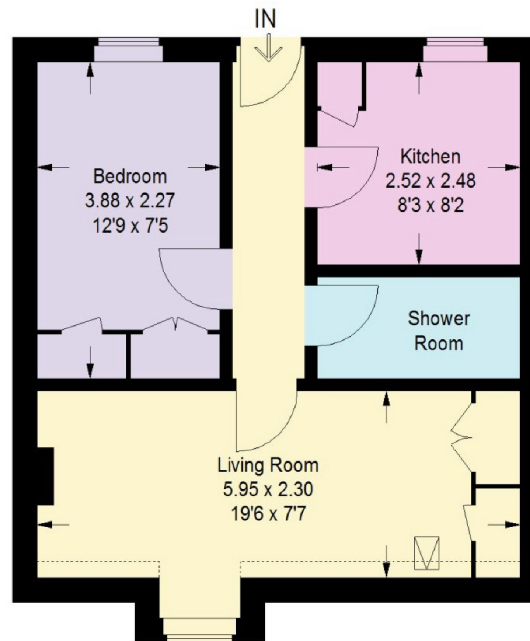
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## 39C Bonnygate, Cupar

Approximate Gross Internal Area  
38.5 sq m / 414 sq ft



### Attic Floor


 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID694232)



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at any of our offices.