



46 BONNYGATE

CUPAR, KY15 4LD

£129,995
FREEHOLD

Looking for a home with the Wow Factor then look no further. New for sale a stunningly & sympathetically modernised Traditional Upper maisonette Apartment in the heart of a sought-after market town close to all shops, amenities, outdoor pursuits, the home of golf nearby St Andrews with super travel links via road or rail. Award Winning Home Sweet Home Estate Agents Fife are proud to present a flexible but deceptively spacious home comprising: Main door entrance. Vestibule with exposed stone wall to first floor landing - Generous Lounge - Dining Area - Modern Breakfasting Kitchen - Three Double Bedrooms - Modern 4 Piece Bathroom/WC. Benefitting from Partial updated DG Sash/ Case windows - GCH - EPC D - HOME REPORT £135,000. Further features annual 2 cars parking passes available at cost of £50 per year via Fife Council to park anytime in Short or Long Stay Parking on Bonnygate.



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46 BONNYGATE

- STUNNING MODERNISED TRADITIONAL UPPER MAISONETTE APARTMENT • PART SASH/ CASE DG - GCH - EPC D - HOME REPORT £135,000 • SPACIOUS LOUNGE & DINING AREA • MODERN BREAKFASTING KITCHEN • MODERN 4 PIECE FAMILY BATHROOM • THREE DOUBLE BEDROOMS • PASSES FOR 2 CARS O/S PARKING AVAIL IN BONNYGATE • SUPERB FLEXIBLE HOME IN GREAT LOCATION • CLOSE TO ALL LOCAL AMENITIES & TRAIN STATION • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

Looking for a home with the Wow Factor then look no further. New for sale a stunningly & sympathetically modernised Traditional Upper maisonette Apartment in the heart of a sought-after market town close to all shops, amenities, outdoor pursuits, the home of golf nearby St Andrews with super travel links via road or rail. Award Winning Home Sweet Home Estate Agents Fife are proud to present a flexible but deceptively spacious home comprising: Main door entrance. Vestibule with exposed stone wall to first floor landing - Generous Lounge - Dining Area - Modern Breakfasting Kitchen - Three Double Bedrooms - Modern 4 Piece Bathroom/WC. Benefitting from Partial updated DG Sash/ Case windows - GCH - EPC D - HOME REPORT £135,000. Further features annual 2 cars parking passes available at cost of £50 per year via Fife Council to park anytime in Short or Long Stay Parking on Bonnygate.

LOCATION

The former county town of Cupar is well placed for the commuter via road & rail. Outstanding natural beauty with a range of outdoor activities/ walks & a short drive to St Andrews. A wealth of local shops, specialist stores, pubs, restaurants & supermarkets are on offer.

VESTIBULE

Security door chip activated pet flap. Deep store &

cloaks facility. Stairs with original exposed stone wall to first floor landing with timber risers.

LANDING

Light & airy with galleried effect. 2 DG replacement Sash / Case windows. Under stairs storage. Laminate floor.

LOUNGE

Generous & well-appointed main reception room. 2 SG Sash/ Case windows provide abundance of natural light with fitted blinds. Shelved alcove/ press. Laminate floor. Open plan layout with Dining Area.

DINING AREA

Flexible dining / home office space. Deep store. SG window to rear. Laminate floor.

MODERN BREAKFASTING KITCHEN

Feature glazed French doors from lounge lead to a welcoming kitchen. Modern wall & base cabinets, with updated hardwood worktop surfaces. Inset sink. Integrated gas hob, & oven. Shelved alcove/ press. Space for table & chairs. SG Sash/ Case window to front. Eaves store. Laminate floor.

MASTER BEDROOM

Spacious well-presented main double bedroom with 2 DG Sash/ Case windows on 2 aspects. Feature stone fireplace (no fire). Carpet.

FAMILY BATHROOM/WC

Spacious modern 4-piece suite to include bath, separate shower, wash hand basin, low level wc. Frost DG Sash/ Case window. Tiled wall.

STAIRS TO FIRST FLOOR

Deep store cupboard. Carpet.

BEDROOM 2

Good size 2nd double bedroom. Wardrobes running width of room. Eaves storage. DG skylight window. Carpet.

BEDROOM 3

Bright 3rd double bedroom. Eaves storage. DG skylight window. Carpet.

EXTERNAL

Deep store cellar under stairwell & bin store.

OFF STREET PARKING

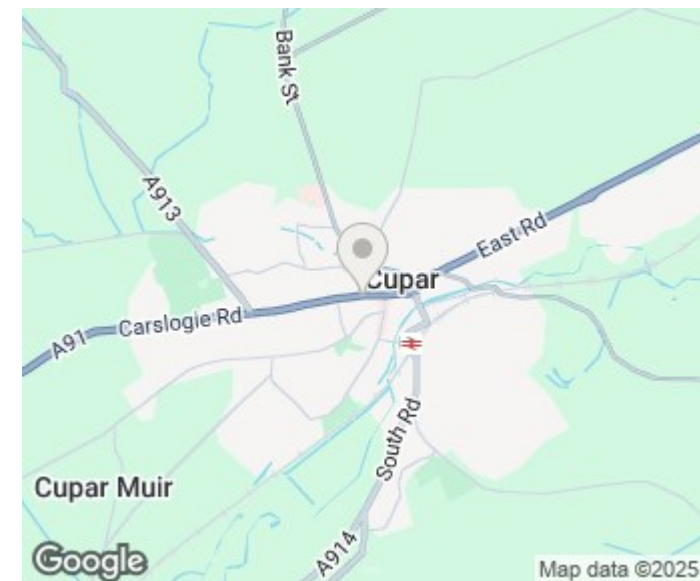
2 car parking passes available at cost of £50 per year via Fife Council to park anytime in Short or Long Stay Parking on Bonnygate.

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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188985)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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