



53 Eden Court, Cupar, KY15 5US

Offers Over £185,000







# 53 Eden Court Cupar KY15 5US

**OFFERS OVER**  
**£185,000**

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Number 53 is a spacious freshly presented two-bedroomed flat which is situated on the top level of this centrally positioned retirement complex for over 60's. The accommodation is entered via a door which leads into the spacious hallway. The bright lounge/dining room offers with a window to the side and double floor to ceiling doors leading to a Juliet balcony to the front. Double doors lead into the fitted kitchen which offers light wood base and wall units, co ordinating worksurfaces and stainless-steel sink and drainer. Electric hob and eye level oven. Space for fridge and freezer and a window looks to the side. Bedroom one offers a window to the front and mirrored wardrobe facilities. Bedroom two offers a window to the side over looking the car park. The shower room it fitted with a W.C., wash hand basin set within vanity unit and double shower cubicle with mixer shower. The windows are double-glazed and there is electric heating within the property. Within the complex there is a delightful, comfortable residents lounge, lift, basement laundry, and a guest suite which is available at a charge. Externally there are parking facilities to

the side of the property and landscaped gardens surround the building.

There is a service charge over the property of £1320 every 6months this includes cleaning of all external windows, heating light and power in communal areas, on site manager, upkeep of garden grounds, repairs and maintenance to interior and exterior communal areas, buildings insurance.

A small dog and house cats are accepted within the complex.







- Top floor apartment within this retirement complex
- Security entry
- Hallway
- Lounge
- Fitted kitchen
- 2 Bedrooms
- Shower room
- Lift & Basement laundry
- Electric heating & Double glazing
- Communal residents lounge, parking and gardens

### **INCLUDED**

All fitted carpets and fitted floor coverings.

### **SERVICES**

Mains water, drainage, and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

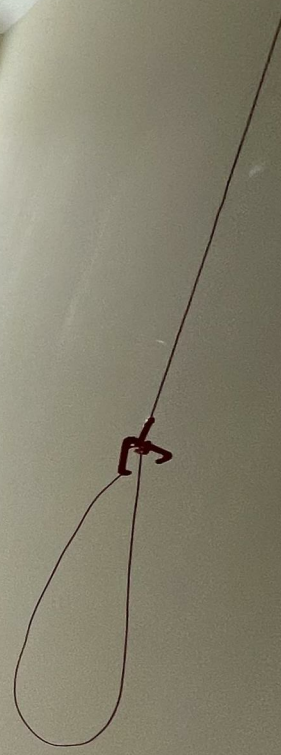
**COUNCIL TAX BAND E**

**EPC RATING: C**

**FLOOR AREA: 828.00 SQ FT**













## Room Sizes

*Approximate measurements*

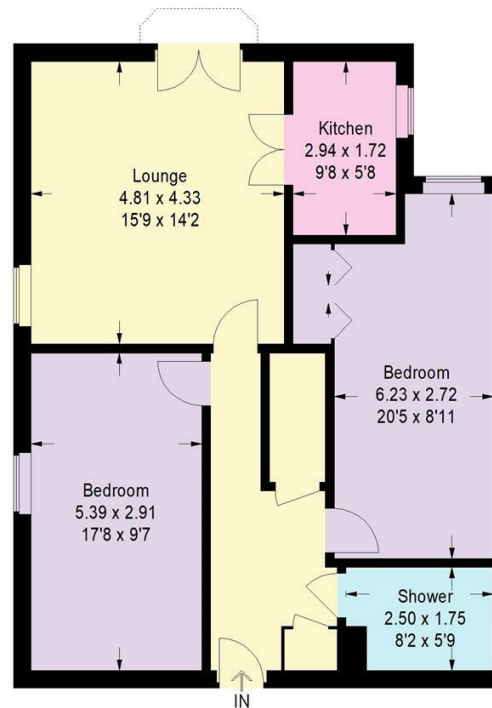
|             |               |
|-------------|---------------|
| Kitchen     | 9'7" x 5'8"   |
| Lounge      | 14'2" x 16'3" |
| Bedroom 1   | 8'10" x 20'5" |
| Bedroom 2   | 9'6" x 17'8"  |
| Shower room | 5'8" x 8'3"   |





## 53 Eden Court, Cupar

Approximate Gross Internal Area = 78.0 sq m / 840 sq ft



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1070099)



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#### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

#### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

#### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

#### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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