



**34B Bonnygate, Cupar, KY15 4LD**  
Offers Over £125,000







# 34B Bonnygate Cupar KY15 4LD

**OFFERS OVER**  
**£125,000**

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Number thirty-four B is a spacious C listed upper flat which is situated within the town centre and offers a designated single parking space within the rear public car park. The property can be accessed from the rear car park or via a timber door from the Bonnygate where a further communal door with entry phone system leads to the communal internal spiral staircase. A further timber door leads into the property where the hallway leads to all accommodation.

The lounge offers a window to the front with operational shutters, storage press and walk in cupboard.

Bedroom one offers a window to the front with operational shutters.

Bedroom two offers a window to the side.

Bedroom three offers a window to the rear.

Within the hallway there are storage facilities, one cupboard with window and offers plumbing for a washing machine and houses the central heating boiler.

The kitchen is fitted with light green base and wall units, coordinating worksurfaces and stainless-steel sink and drainer, electric oven and

hob. Space for fridge freezer and tumble dryer. Window to the side.

The bathroom is fitted with a W.C., wash hand basin, jacuzzi bath with over bath mixer shower and side screen. Opaque window to the side. Medicine cabinet.

The property offers gas central heating and security entry system.

There is a shared courtyard area to the rear and a designated parking space to with rear with in the Bonnygate car park.







- C Listed Spacious upper flat
- Lounge
- Kitchen
- Bathroom
- Three double bedrooms
- Excellent storage facilities
- Gas central heating
- Shared rear courtyard
- Designated single parking space
- Communal security entry

### **INCLUDED**

All fitted carpets and other fitted floorcoverings.  
The washing machine, fridge freezer and tumble dryer can be included in the sale if desired but no warranty will be given with them.

### **SERVICES**

Mains, water, drainage, gas and electricity. Smoke, heat and carbon monoxide detectors are fitted.

Stair lighting shared between 34A, B & C (1/3 share)

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND B**

**EPC RATING: C**

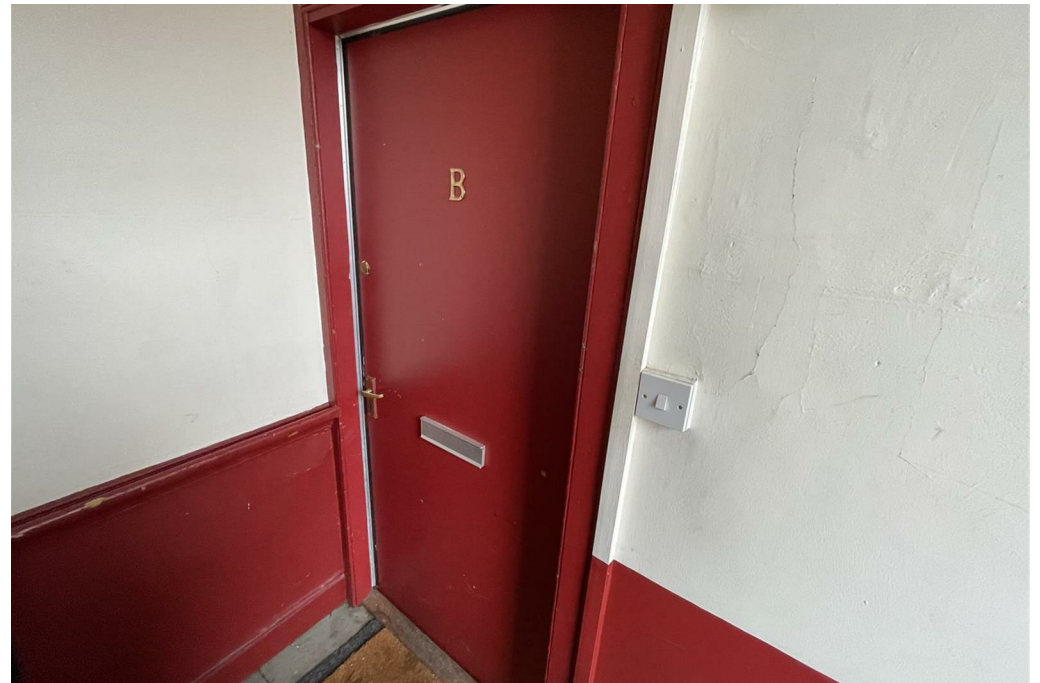
**FLOOR AREA: 1022.00 SQ FT**













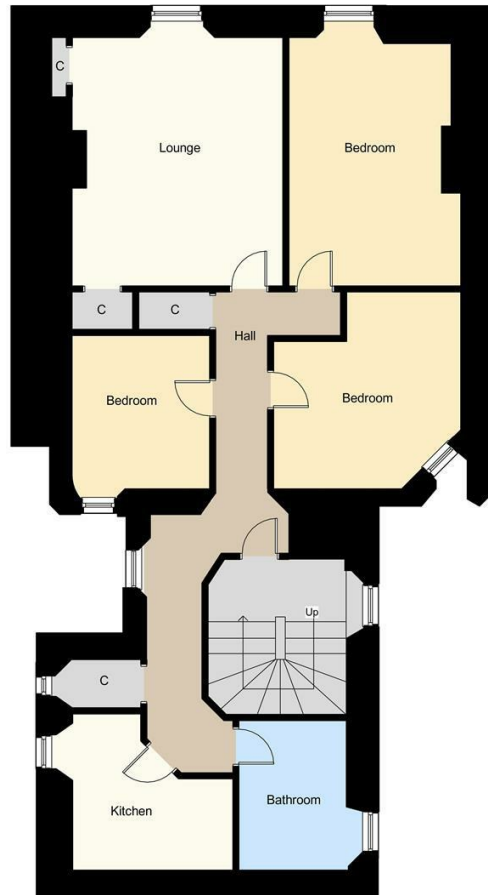
## Room Sizes

*Approximate measurements*

Lounge	13'3" x 17'0"
Kitchen	10'1" x 10'5"
Bathroom	5'6" x 9'2"
Bedroom 1	13'3" x 17'0"
Bedroom 2	8'8" x 12'2"
Bedroom 3	14'1" x 10'3"



First Floor



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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.