



Flat 1, 9 Provost Wynd, Cupar, KY15 5HE
Offers Over £65,000



Flat 1, 9 Provost Wynd Cupar KY15 5HE

OFFERS OVER
£65,000

Flat 1, 9 Provost wynd is a ground floor flat which is situated within a central position of the town offering a courtyard garden to the rear. The property is an ideal first time by or Buy to Let. The property is entered via a communal door to the front and steps lead down to the entrance to number one. The hallway offers access to all accommodation. The lounge offers a built-in storage cupboard and patio doors lead to the courtyard area. The kitchen is fitted with light wood base and wall units with coordinating work surfaces and stainless-steel sink and drainer. Electric oven and hob with extractor above. Fridge freezer. Window over looks the courtyard garden. The double bedroom offers a window to the front. The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window. Externally there is a courtyard area accessed via the patio doors within the lounge and a further communal area. A door from the garden area and communal stairwell gives access to the laundry room housing the washing machine and also a locked storage room (one allocated for each flat)





- Ground floor flat
- Hallway
- Lounge with patio doors to courtyard
- Fitted kitchen
- Double Bedroom
- Bathroom
- Electric heating
- Courtyard drying area
- Laundry room housing washing machine
- Locked store room

INCLUDED

All fitted carpets, fitted floor coverings and fridge freezer.

SERVICES

Mains water, drainage and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: E

FLOOR AREA: 333.00 SQ FT



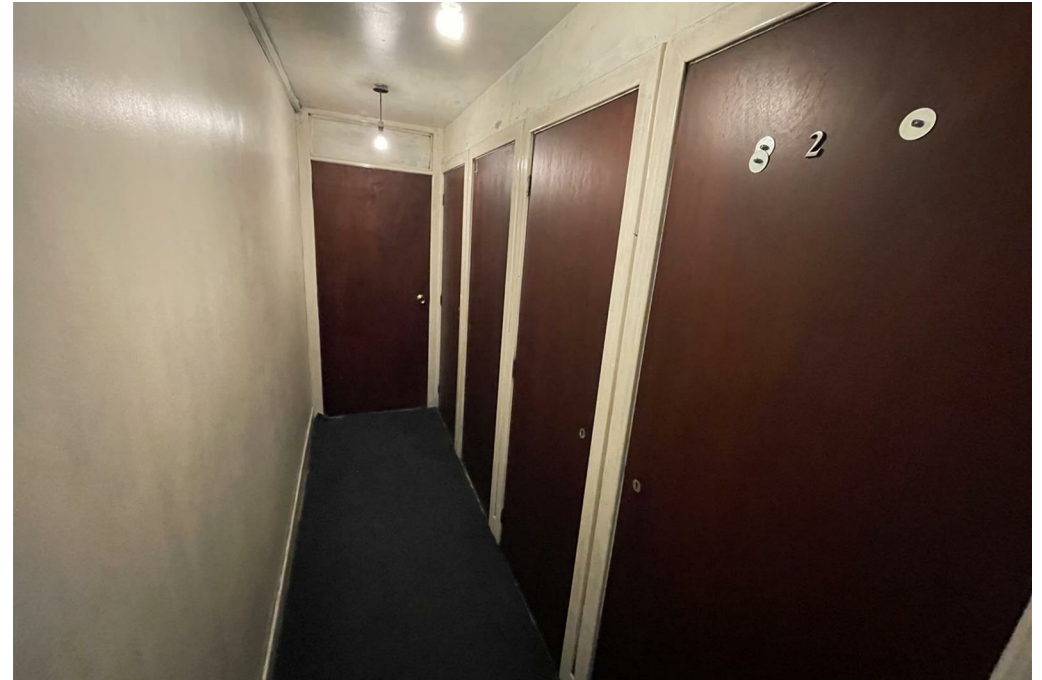




Room Sizes

Approximate measurements

Bathroom	4'6" x 7'3"
Bedroom	7'9" x 12'10"
Lounge	9'11" x 15'11"
Kitchen	9'11" x 5'9"





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

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

We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.