



34A Bonnygate, Cupar, KY15 4LD

Fixed Asking Price £103,500



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FIXED ASKING PRICE
£103,500

Number thirty-four A is a spacious C listed first floor flat which is situated within the town centre and offers a designated single parking space within the rear public car park. The property would benefit from upgrading.

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, storage press and walk in cupboard.

Bedroom one offers a window to the front

Bedroom two offers a window to the rear.

Bedroom three offers a window to the rear.

Within the hallway there are storage facilities.

The kitchen is fitted with light wood base and wall units, co ordinating worksurfaces and stainless-steel sink and drainer. Space for appliances. Window to the side.

The bathroom is fitted with a W.C., wash hand basin, bath with mixer shower and side screen. Window to the side.

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 which is the first space on the left of the picture.





- C Listed spacious first floor flat
- Lounge
- Hallway
- Kitchen
- Three bedrooms
- Bathroom
- Gas central heating
- Shared stairwell & Communal security entry
- Designated single parking space
- Courtyard shared garden

INCLUDED

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)

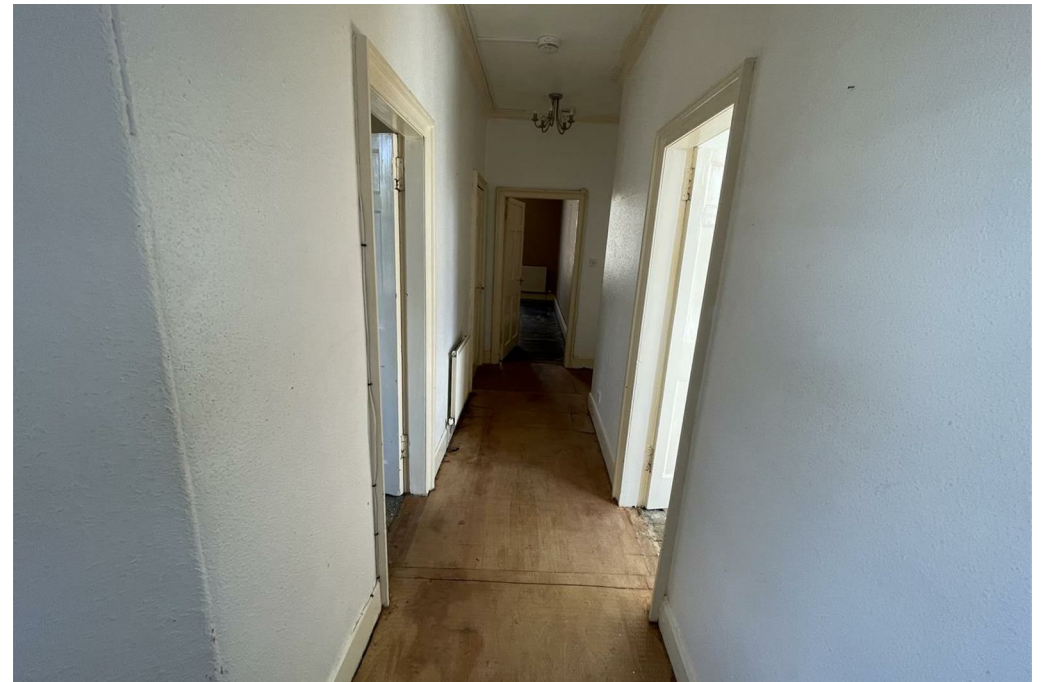
VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 1022.00 SQ FT





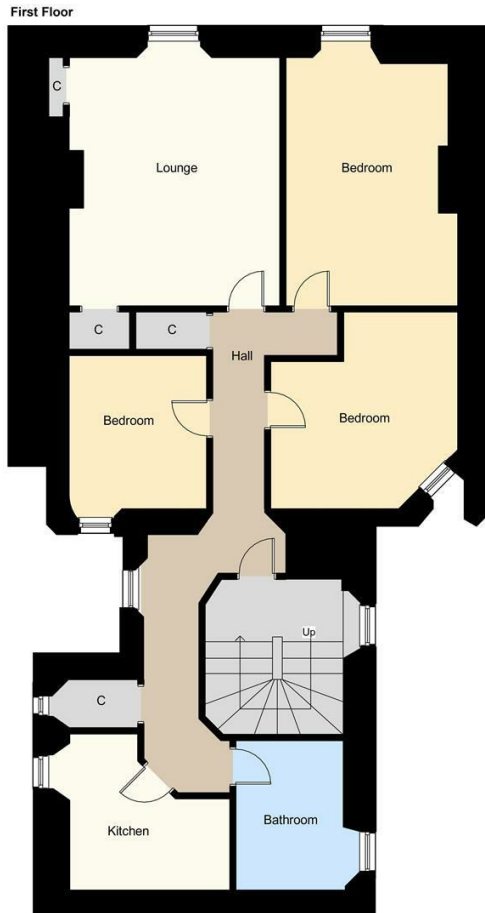


Room Sizes

Approximate measurements

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





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