



9 East Burnside, Cupar, KY15 4BH
Offers Over £95,000



9 East Burnside Cupar KY15 4BH

**OFFERS OVER
£95,000**

The property offers spacious accommodation on two levels within a central position of the town making this an ideal investment opportunity or first time home.

Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarket, primary and secondary all within walking distance. The mainline railway station and bus services offer connections to Dundee, Edinburgh and Kirkcaldy and Glasgow making this an ideal base for commuting. The Historic Town of St Andrews Home of Golf and the Top University in the UK is only 10 miles and the East Neuk also within a short drive. The City of Perth is an approx 50mins driveaway. The property is entered via a door from East Burnside into the entrance where a carpeted staircase leads to the first level accommodation. The shower room is fitted with W.C., wash hand basin set within a vanity unit. Shower cubicle with mixer shower. Plumbing for washing machine and opaque window.

The dining kitchen is fitted with white base and wall units with stainless steel sink and drainer, electric oven and hob with extractor above, ample

space to dine with window to the side and front. The lounge offers a window to the side. The first-floor landing offers an under stair storage cupboard and a further staircase with window to the side leads to the upper level where there are three bedrooms, two of which offer windows to the front and side and one offers a window to the front. The bathroom offers W.C. and wash hand basin set within storage vanity unit and bath with sides screen. Opaque window to the side.

There is access to the attic space within the upper hallway. All windows are Sash and Case and there is electric panel heaters within the property.





- Spacious self-contained maisonette
- Central town location
- Entrance internal staircase to first floor
- Shower room
- Dining kitchen
- Lounge
- Further staircase to the upper level
- Three bedrooms
- Bathroom
- Electric central heating & sash and case windows

INCLUDED

All fitted carpet and fitted floor coverings. Some items of furniture will be available by separate negotiation.

SERVICES

Mains water, drainage and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: F

FLOOR AREA: 818.00 SQ FT







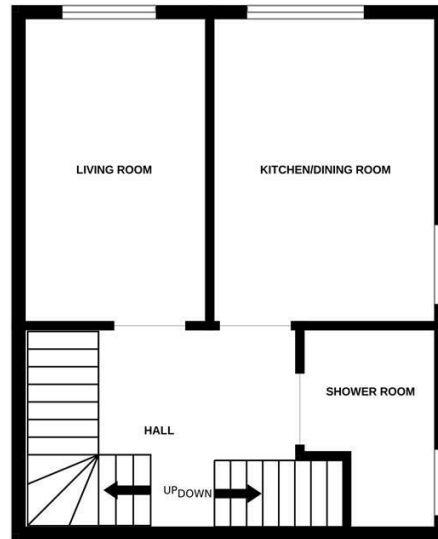
Room Sizes

Approximate measurements

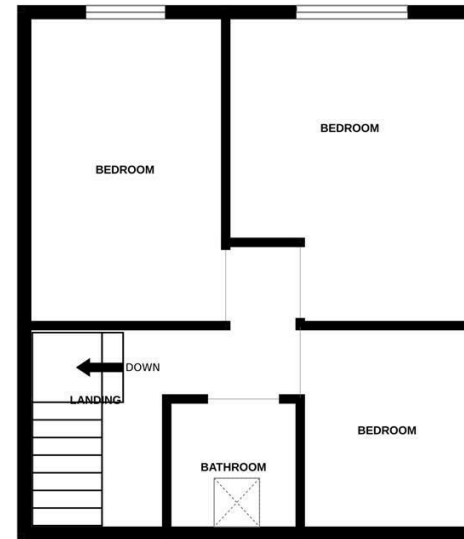
Living room	8'0" x 13'0"
Dining room / Kitchen	11'4" x 13'5"
Shower room	4'1" x 8'8"
Bedroom	7'9" x 13'1"
Bedroom	9'11" x 12'10"
Bathroom	7'10" x 5'8"
Bedroom	11'3" x 8'9"



FIRST FLOOR



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.