



34c Bonnygate, Cupar, KY15 4LD
Offers Over £80,000



34c Bonnygate Cupar KY15 4LD

OFFERS OVER
£80,000

34c is a spacious upper flat which is located within a C listed building with a private parking space with in the Bonnygate, Cupar park. The property can be accessed via the Bonnygate or the car park where an internal staircase leads to the upper level. A door leads into the flat. The hallway offers access to the attic and storage. The lounge offers a window to the front. Bedroom one offers a window to the front and bedroom two offers a window to the rear. The kitchen is fitted with light coloured base and wall units with co ordinating work surfaces, stainless steel sink and drainer, space for fridge freezer. Slot on cooker. Ample space to dine and window to the rear. The large bathroom offers a W.C., wash hand basin and bath with over bath mixer shower. Velux window. The property offers gas central heating throughout. Externally there is a shared courtyard area and an allocated parking space within the Bonnygate car park which is located beyond. Services
Mains water, drainage, gas and electricity. Smoke,

heat and carbon monoxide detectors are fitted. Cost of stair lighting shared between 34A, 34B and 34C





- Spacious Upper flat within a C listed building
- Town centre location
- Lounge
- Breakfasting kitchen
- Two bedrooms
- Bathroom
- Gas central heating & Double glazing
- Security entry system
- Courtyard
- Parking space

INCLUDED

All fitted carpets, fitted floor coverings, fridge freezer and cooker. No warranties are given with the fridge freezer and cooker

SERVICES

Mains water, drainage, gas and electricity. Smoke, heat and carbon monoxide detectors are fitted.
Cost of stair lighting shared between 34A, 34B and 34C

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 581.00 SQ FT





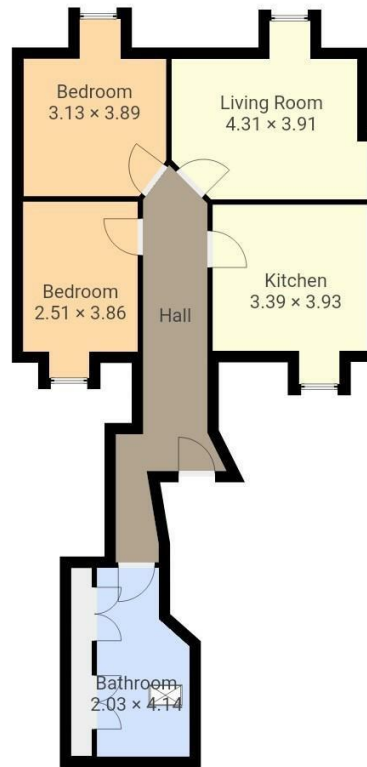


Room Sizes

Approximate measurements

Living room	14'1" x 12'9"
Kitchen	11'1" x 12'10"
Bedroom	9'8" x 12'9"
Bathroom	6'7" x 13'6"
Bedroom	8'2" x 12'7"





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.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.
You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.