



Flat 2, Volunteers House 69 Crossgate, Cupar, KY15 5AS Fixed Asking Price £100,000



Flat 2, Volunteers House 69 Crossgate Cupar KY15 5AS

£100,000

Number two Volunteers house is a one bedroomed flat within a new development of eight properties consisting of one and two bedroom flats and a bet sit.

The recently completed development is situated within a central town central location with amenities such of shops, supermarkets, bars and restaurants 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 property is entered into the communal entrance via a security entry system and a staircase leads up to the property.

The open plan lounge / kitchen offers two double windows to the rear, the kitchen is fitted with base and wall units, co ordinating worksurfaces stainless steel sink and drainer. Electric oven, hob and extractor above. Integral washing machine and fridge.

The shower room which is fitted with a W.C.,

wash hand basin and shower cubicle with electric shower.

The bedroom offers a window to the rear.

There is electric heating through the property and all windows are double glazed.

A staircase leads to the basement which offers storage facilities.

Factors fee - £271.38 per quarter.
The which includes Communal Buildings insurance, communal cleaning and window cleaning, emergency lighting, annual gutter cleaning, communal electricity and management fee.







- Upper flat within development of 8
- Town centre location
- Communal entrance hallway with security entry
- Open plan lounge / kitchen
- Shower room
- Bedroom
- Electric heating & Doubl;e glazing
- Basement storage area

INCLUDED

All fitted carpets, floor coverings and integral appliances.

SERVICES

Mains water and drainage.

VIEWING

By appointment through our Rollos Cupar Office Telephone: 01334654081

COUNCIL TAX BAND A EPC RATING: D FLOOR AREA: 419.00 SQ FT













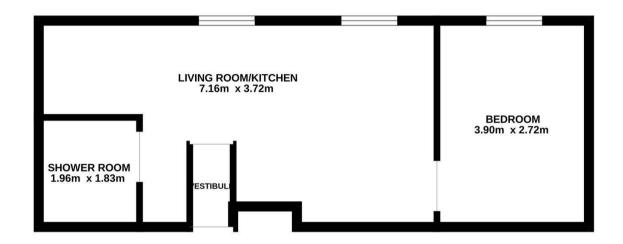


Room Sizes

Approximate measurements

| Lounge | 23'5" x 12'2" |
|-------------|---------------|
| Bedroom | 12'9" x 8'11" |
| Shower room | 6'5" x 6'0" |

FIRST FLOOR 36.1 sq.m. approx.



TOTAL FLOOR AREA: 36.1 sq.m. approx.

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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.

ospective 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 eclosing 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.