



Flat 5, Volunteers House 69 Crossgate, Cupar, KY15 5AS

Fixed Asking Price £115,000







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**FIXED ASKING PRICE**  
**£115,000**

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Number five Volunteers house is a two 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 double window 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 freezer.

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

wash hand basin and shower cubicle with electric shower.

Both bedrooms offer windows 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
- Two bedrooms
- Electric heating & Double glazing
- Basement storage

### **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 B**

**EPC RATING: D**

**FLOOR AREA: 516.00 SQ FT**









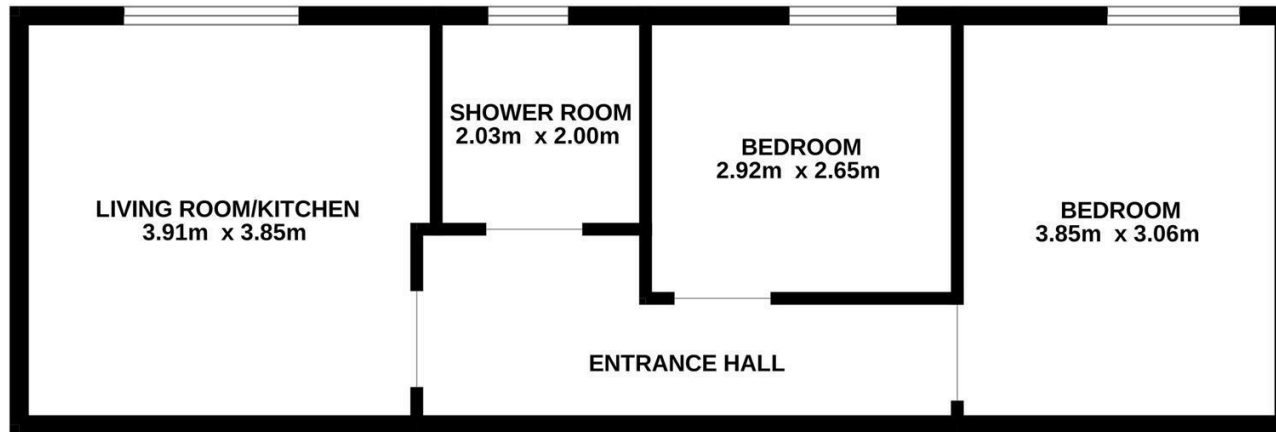


## Room Sizes

*Approximate measurements*

Living room / Kitchen	12'9" x 12'7"
Shower room	6'7" x 6'6"
Bedroom	9'6" x 8'8"
Bedroom	12'7" x 10'0"

FIRST FLOOR  
45.5 sq.m. approx.



TOTAL FLOOR AREA : 45.5 sq.m. approx.

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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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.