



Land at Millgate , Cupar, KY15 5EH

Fixed Asking Price £60,000







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**FIXED ASKING PRICE**  
**£60,000**

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Rollos a delighted to bring to the market this exciting development opportunity which is located within a popular residential area of the town and within walking distance to all amenities. The area consists of a large shed which is in need of full upgrading an area of ground to the side and rear.

There was previous planning approved for 6 flatted dwellings with parking below. 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. Services are located close to hand.

Please note

Due to the condition of the building any viewers entering the building do so at their own risk.







- Development opportunity
- Large outbuilding in need of full upgrading
- Area of ground to the side and rear
- Services close to hand
- Walking distance to town centre and amenities
- Previous planning obtained for 6 flatted dwellings

## INCLUDED

## SERVICES

Services close to hand

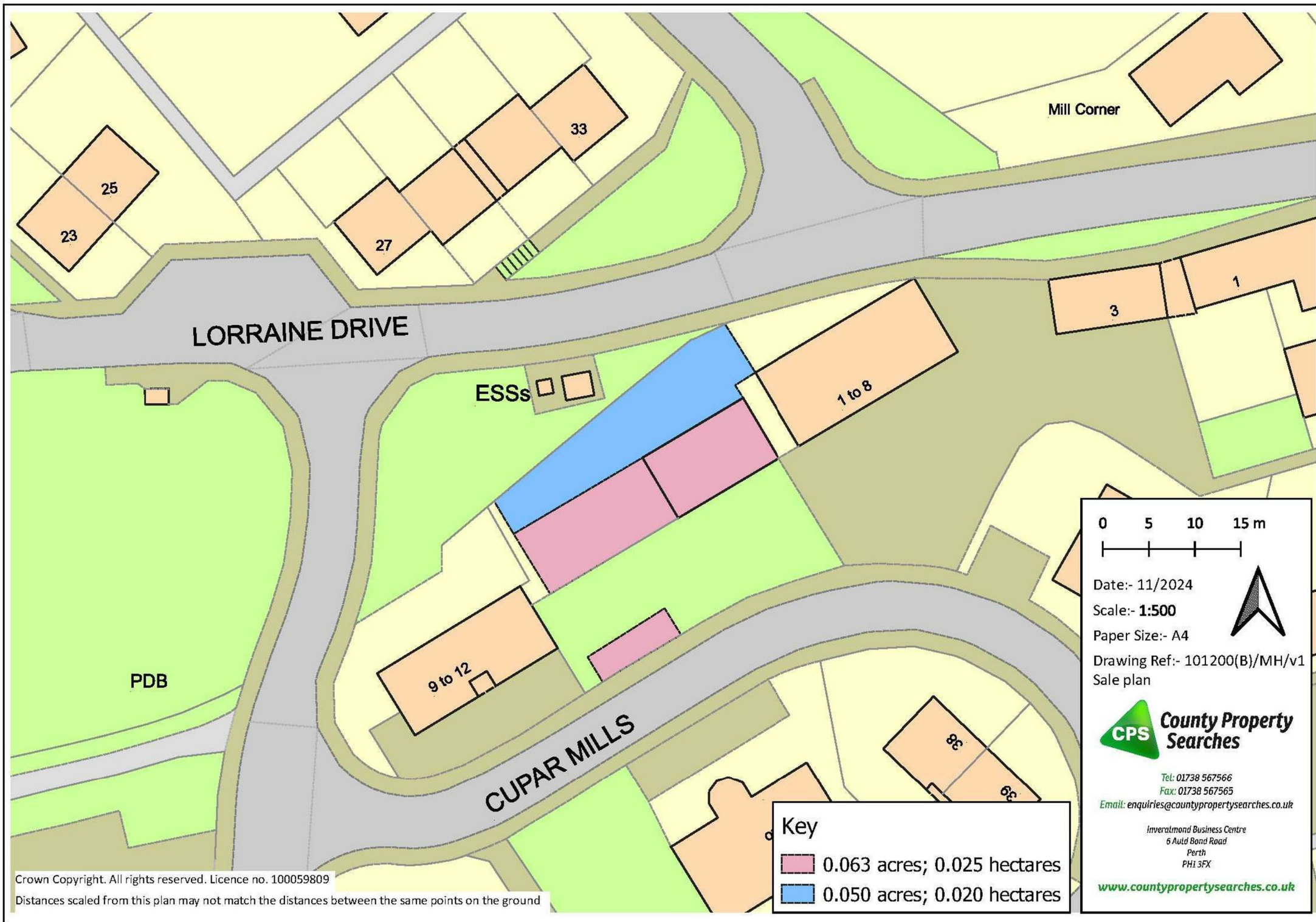
## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND EXEMPT**  
**EPC RATING:**  
**FLOOR AREA: SQ FT**









## Room Sizes

*Approximate measurements*



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24 hour answering service at all our offices

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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.

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