



4A Railway Place, Cupar, KY15 5HZ

Offers Over £70,000



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OFFERS OVER
£70,000

Number 4A is a self-contained ground floor flat with an area of garden ground.

The property is located within a central area of the town close to the railway station and supermarkets.

The property is entered via a door into the hallway which offers a large walk in storage cupboard.

The lounge offers a window to the side and rear. A door leads though to the newly fitted kitchen which offers white base and wall units, wood effect work surfaces, stainless steel sink. Hob with extractor above and oven. Space for washing machine and fridge freezer.

Bedroom one offers built in sliding wardrobe facilities and a two windows to the side.

Bedroom two offers two window to the front and built in wardrobe facilities.

The recently upgraded bathroom is fitted with a W.C., wash hand basin and bath with mixer shower.

There is a gas central heating system throughout the property and all windows are double glazed.

There is an area of garden ground which is laid to lawn and borders the River Eden.





- Recently upgraded ground floor flat
- Hallway
- Lounge
- Fitted kitchen
- Two bedrooms
- Bathroom
- Gas central heating & Double glazing
- Area of garden ground

INCLUDED

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 592.00 SQ FT







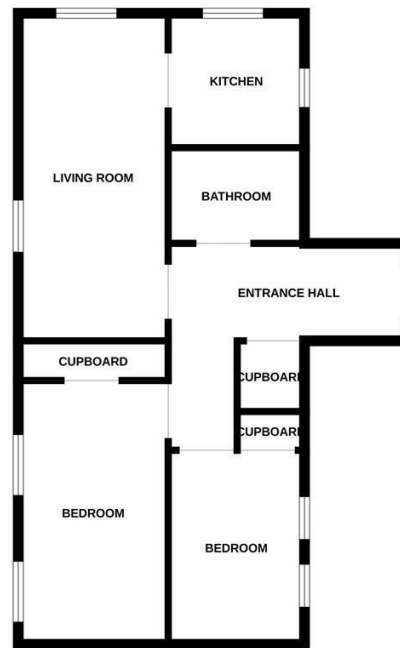
Room Sizes

Approximate measurements

Lounge	17'9" x 8'0"
Kitchen	7'3" x 7'3"
Bedroom 1	8'0" x 14'5"
Bedroom 2	7'5" x 10'8"
Bathroom	8'0" x 14'5"



BASEMENT FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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