



19 West Port Place, Cupar, KY15 4AL

Offers Over £125,000







# 19 West Port Place Cupar KY15 4AL

**OFFERS OVER**  
**£125,000**

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Number nineteen is a freshly presented, spacious ground floor flat offering an enclosed garden to the rear located within a cul de sac location.

The property is located within a quiet established residential area of the town but within walking distance to all local amenities. Including Primary and Secondary schooling, shops, supermarkets and recreational facilities.

The property is entered from the front into the entrance porch where a further door leads into the hallway.

The lounge overs a large window to the front and a storage cupboard.

A door leads into the kitchen which is fitted with coloured wood effect base and wall units with co ordinating work surfaces, stainless steel and drainer. Electric oven, hob and extractor. Space for appliances. Large walk in storage cupboard.

Window over looks and door leads to the rear garden.

Bedroom one offers a window to the front and bedroom two offers a window to the rear.

The shower room is fitted with a W.C., wash hand basin and double shower cubicle with electric shower and opaque window to the rear.

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

To the front there is an area of garden laid to lawn. A pathway to the side leads to the enclosed rear garden which is laid to lawn and offers a timber garden shed.







- Spacious ground floor flat
- Cul de sac location
- Entrance vestibule & Hallway
- Lounge
- Fitted kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Garden to the front and enclosed garden to the rear

### **INCLUDED**

All fitted carpets, fitted floor coverings and timber shed.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND A**

**EPC RATING: C**

**FLOOR AREA: 753.00 SQ FT**













## Room Sizes

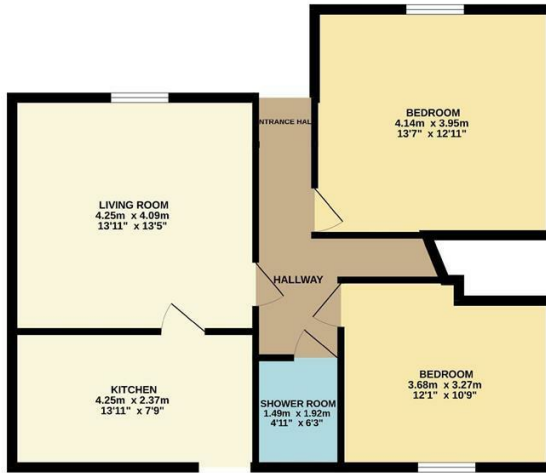
*Approximate measurements*

Lounge	12'9" x 13'5"
Kitchen	7'8" x 14'2"
Bedroom 1	11'11" x 13'7"
Bedroom 2	10'8" x 12'0"
Shower room	7'1" x 4'10"





GROUND FLOOR  
65.1 sq.m. (701 sq.ft.) approx.



TOTAL FLOOR AREA: 65.1 sq.m. (701 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the foregoing contained here, measurements of area, volume, height and other data are approximate and not guaranteed to match any other source or measurement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy, quality and quantity of these data are hereby stated and no guarantee as to their accuracy or reliability can be given.  
Markwell, December 2025.



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

Contact our Property Department  
at any of our offices.