



1 Millhouse, Cupar, KY15 5EH

Offers Over £110,000



1 Millhouse Cupar KY15 5EH

OFFERS OVER
£110,000

Number one is a self-contained ground floor flat with enclosed garden to the rear. 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. The property is entered from the front into the hallway.

The lounge offers a triple window to the rear and a window to the front. Display shelf with storage below. A door leads into the kitchen.

The kitchen is fitted with light coloured base and wall units, stainless steel sink, electric oven and hob and space for appliances. Window over looks and door leads to the enclosed rear garden.

Both bedrooms over windows over looking the rear garden.

The bathroom is fitted with a W.C., wash hand

basin and bath with over bath mixer shower. Opaque window to the front.

The property offers gas central heating and double glazing.

The garden grounds are accessed via a gate to the side and double timber gate also offer access to off street parking. The garden grounds are mainly laid to lawn with a paved patio area. Area of communal off-street parking to the side.





- Self-contained ground floor flat with enclosed garden ground
- Lounge
- Fitted kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Enclosed garden grounds to the rear

INCLUDED

All fitted carpets and fitted floor coverings.

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: 635.00 SQ FT



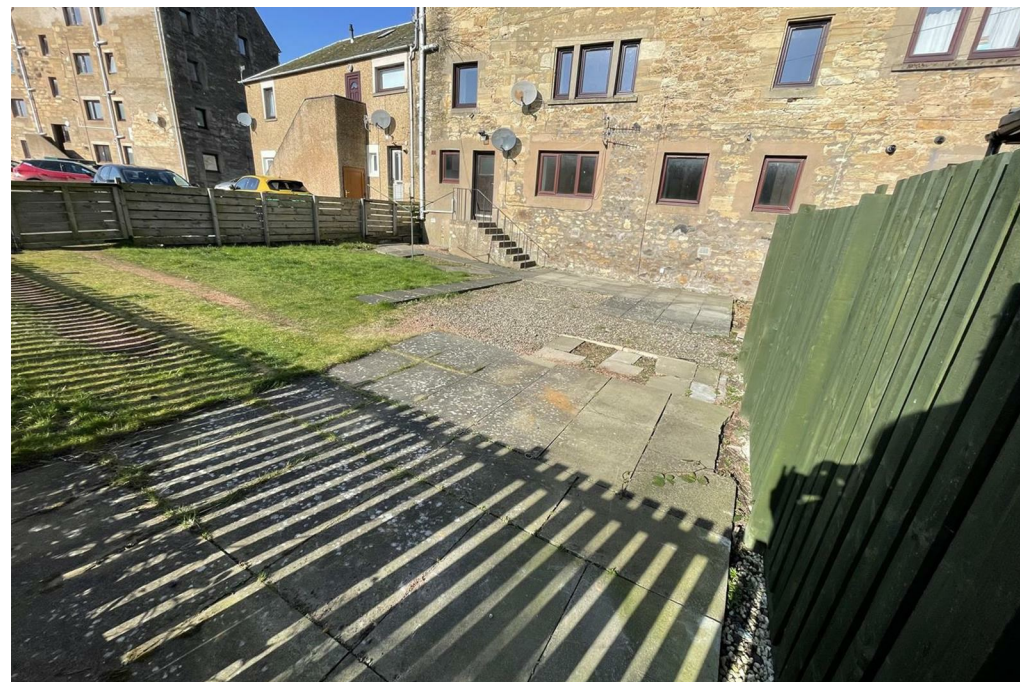




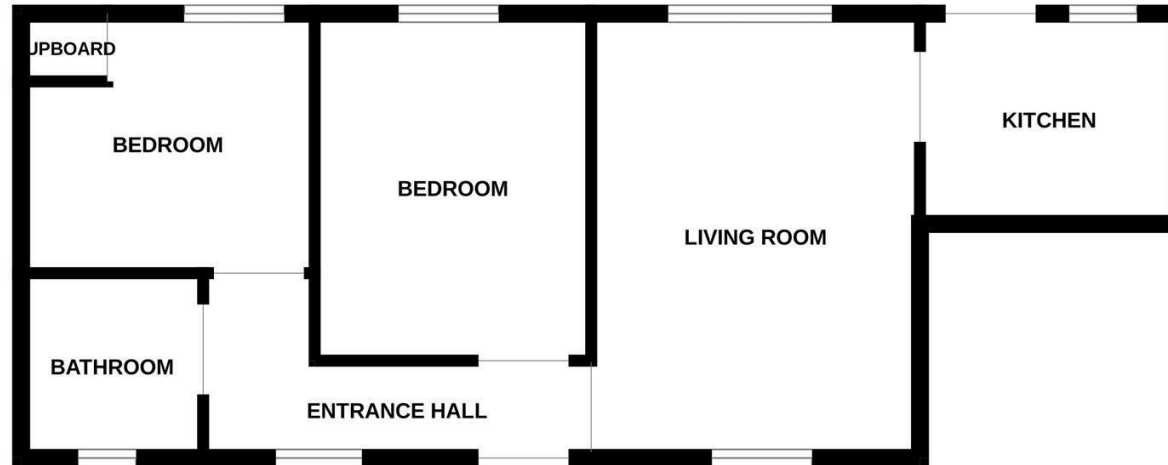
Room Sizes

Approximate measurements

Kitchen	8'7" x 7'0"
Lounge	14'9" x 10'7"
Bedroom 1	11'3" x 8'11"
Bedroom 2	8'11" x 8'6"
Bathroom	6'1" x 5'10"



GROUND FLOOR



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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