



20 Drysdale Gardens, Cupar, KY15 4AR

Offers Over £56,000



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OFFERS OVER
£56,000

Number twenty is a freshly presented first floor flat which is located within a complex for 60 year olds and over.

The complex offers a pull cord emergency system, part time warden, communal garden grounds and residents association.

The property is entered via a security entry communal doorway into the complex where a corridor leads to the lift or staircase to the first level where the flat is located.

A door leads into number twenty. The hallway offers a large walk in storage cupboard.

The lounge offers a double window to the side with garden views.

The kitchen is fitted with light wood base and wall units, co ordinating worksurfaces, stainless steel sink and drainer. Slot in electric cooker.

Extractor. Washing machine. Fridge freezer.

Window to the side.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower.

The bedroom offers a window over looking the garden grounds to the side and has double, mirrored sliding wardrobe facilities.

The property offers emergency pull cords

throughout.

A factoring fee is in place which is £255 PCM.

A small pet is permitted within all flats located in the complex.





- First floor flat within a complex for over 60's
- Hallway
- Lounge
- Fitted kitchen
- Bathroom
- Double bedroom
- Large walk in cupboard
- Communal gardens and parking
- Lift
- Part time on call warden facilities & Pull cord emergency service

INCLUDED

All fitted carpets, fitted floor coverings, fridge freezer and washing machine.

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: 516.00 SQ FT







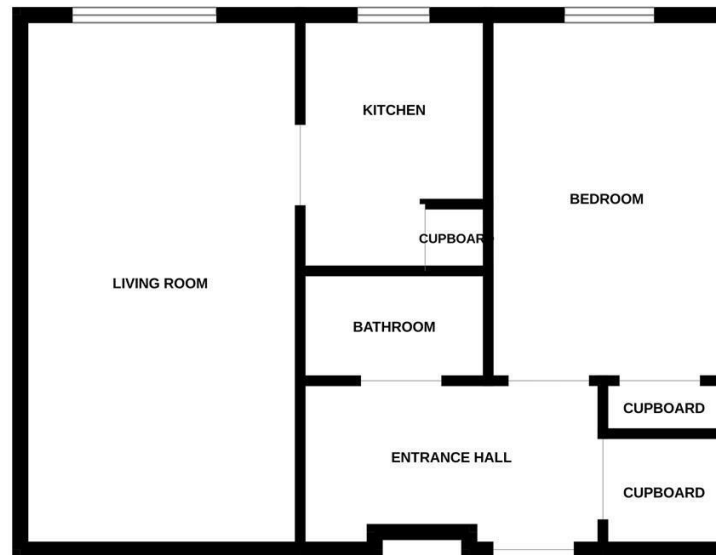
Room Sizes

Approximate measurements

Lounge	10'2" x 20'1"
Kitchen	6'7" x 10'5"
Bathroom	4'11" x 6'7"
Bedroom	15'4" x 8'7"



GROUND FLOOR



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