



46 Eden Court, Cupar, KY15 5US

Offers Over £115,000







# 46 Eden Court Cupar KY15 5US

**OFFERS OVER**  
**£115,000**

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Number forty six is a one bedroomed retirement apartment on the second floor situated within easy walking distance of the main railway station with views over the river Eden.

Cupar is a thriving market town located in the Kingdom of Fife. The picturesque River Eden flows through the town and offers attractive walks along the banks. Eden Court is positioned adjacent to the River Eden and is approximately 600 yards from the town centre, which offers a good range of shops and services. The main line railway station is a short walk away and offers easy access to all main towns and cities.

The flat comprises a hallway offering a deep storage walk in storage cupboard, lounge where there is space to dine and electric fire and surround, window to the rear. Double doors lead into the kitchen which is fitted with light wood base and wall units, sink and drainer, eye level oven and electric hob. Space for fridge and freezer. The bedroom offers built in wardrobe facilities and a window to the rear. The shower room is fitted with a W.C., wash hand basin, double shower cubicle with mixer shower. All windows are double -glazed and there are

electric storage heaters throughout.

Within the complex there is a delightful, comfortable residents lounge, lift, basement laundry, and a guest suite which is available at a charge. Externally there are parking facilities to the side of the property and landscaped gardens surround the building.

There is a service charge over the property of £1320 every 6months this includes cleaning of all external windows, heating light and power in communal areas, on site manager, upkeep of garden grounds, repairs and maintenance to interior and exterior communal areas, buildings insurance.

A small dog and house cats are accepted within the complex.







- Upper flat within Prestigious retirement complex
- Lounge
- Fitted kitchen
- Shower room
- Double bedroom
- Lifts to all floors & Security entry system
- Electric heating
- Prestigious residents lounge, Guest suite & Laundry room
- Car Park & Landscaped Garden grounds
- Resident House manager & Emergency call system

## INCLUDED

All fitted carpet, fitted carpets, curtains and items of furniture.

## SERVICES

Mains water, drainage, and electricity.

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: B**

**FLOOR AREA: 538.00 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge / Dining

7'0" x 23'1"

Kitchen

7'0" x 23'1"

Bedroom

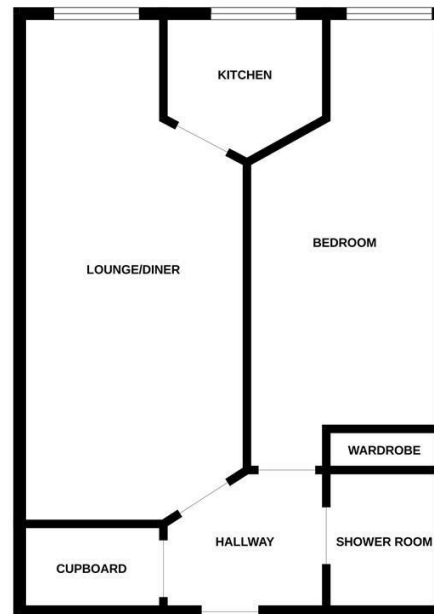
9'3" x 17'7"

Shower room

5'11" x 6'10"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, 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 purchase. 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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