



54 Crossgate, Cupar, KY15 5HS  
Offers Over £110,000



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Cupar  
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**OFFERS OVER  
£110,000**

Number 54 is a large office space with three large offices, W.C. and small kitchen area.

A door leads into the entrance vestibule where a further door leads into the hallway.

A door leads into the largest room which offers windows to the front and rear.

Second room with two windows to the front.

Room three with window to the rear.

Small kitchen area with sink and base unit.

W.C. fitted with a wash hand basin, W.C. and opaque window to the rear.

A staircase leads to two basement storage rooms and offers power and light.

Planning permission has currently been applied for change of use to a three bedrooomed ground floor flat, full details can be obtained via Fife Council website Planning Reference 25/03348/FULL

EPC Rating C





- Office premises extending to 159 sqm
- Central position of the town
- Planning applied for to convert into a 3 bedroomed ground floor flat
- Entrance vestibule and hallway
- Three large rooms
- Kitchen area
- W.C.
- Large basement area

#### 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 EXEMPT**  
**EPC RATING:**  
**FLOOR AREA: 1711.00 SQ FT**





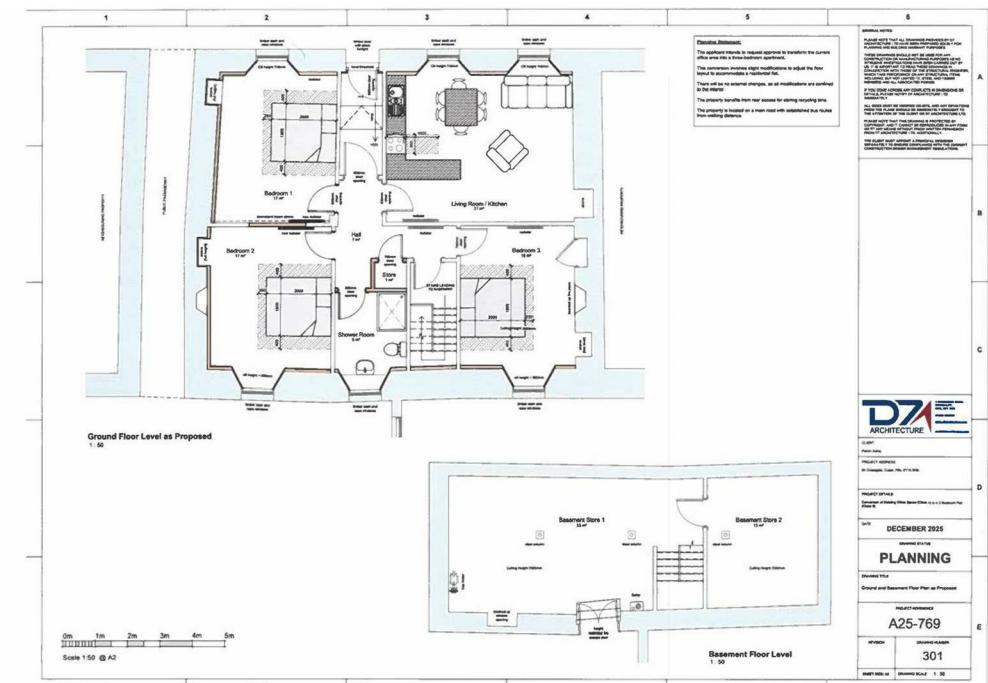
Never wash your hands please

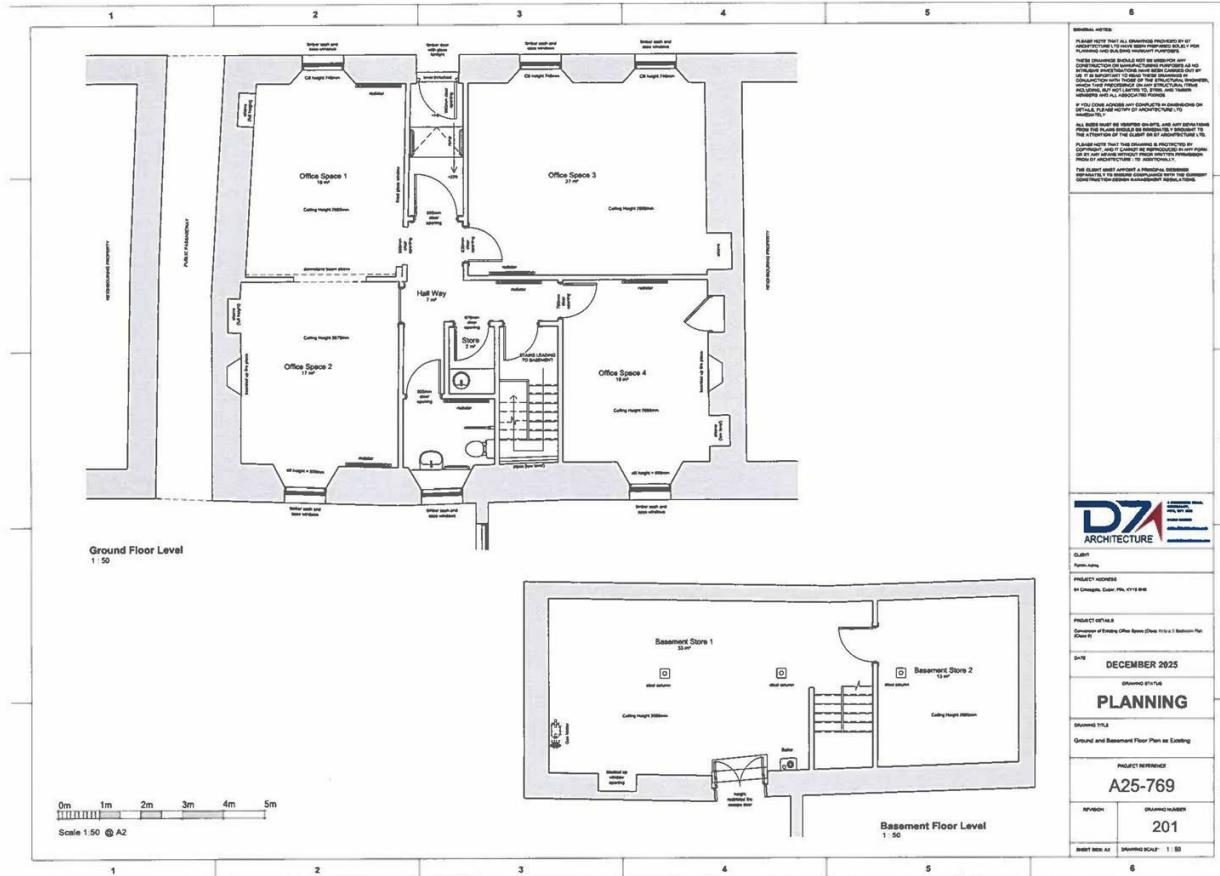


## Room Sizes

### Approximate measurements

Room 1 Front area	16'5" x 12'5"
Room 1 Rear area	12'7" x 14'6"
Room 2	17'7" x 15'1"
Room 3	11'9" x 14'6"
W.C.	7'3" x 6'9"
Kitchen	5'3" x 3'6"
Basement area 1	25'2" x 14'7"
Basement area 2	11'7" x 12'10"





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without any obligation.

Contact our Property Department  
at any of our offices.