



11 Newtown, Cupar, KY15 4DD

6 Apartment Residential Block | 1 Vacancy | Income Producing Over £17,250p.a. (+Vacant Uplift) | Commercial ADS | V.A.T. Free

Summary

Tenure	For Sale
Available Size	3,000 sq ft / 278.71 sq m
Price	£175,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Centre of Residential Area
- 1 Vacancy
- 1 x 2 Bed / 1 x 1 Bed / 4 x Bedsit
- Price: £175,000
- Opportunity to Purchase Entire Block
- Income Producing £17,280p.a.
- No ADS (Portfolio of 6)

11 Newtown, Cupar, KY15 4DD

Summary

Available Size	3,000 sq ft
Price	£175,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Centre of Residential Area
Opportunity to Purchase Entire Block
1 Vacancy
Income Producing £17,280p.a.
Block of 6 Apartments
1 x 2 Bed / 1 x 1 Bed / 4 x Bedsit
No ADS (Portfolio of 6)
Price: £175,000

Location

The development is located on Newtown, in what is considered an established residential area, a short distance to the north of the main commercial shopping thoroughfare and town centre.

Cupar is a former market town in North East Fife, having resident population just in excess of 9,000 persons but also serves as a centre for a large rural hinterland. The town contains a mixed range of commercial businesses in the busy town centre with well established industrial users located in business parks and industrial estates on the eastern outskirts of the town.

Cupar lies approximately 11 miles north-east of Glenrothes which is the main administrative and commercial centre for the whole area, while the historic university town of St Andrews lies some 9 miles due east. The cities of Perth and Dundee are within convenient travelling/commuting distance while the town also benefits from a mainline railway station, together with good road links providing access to the Central Scotland motorway network

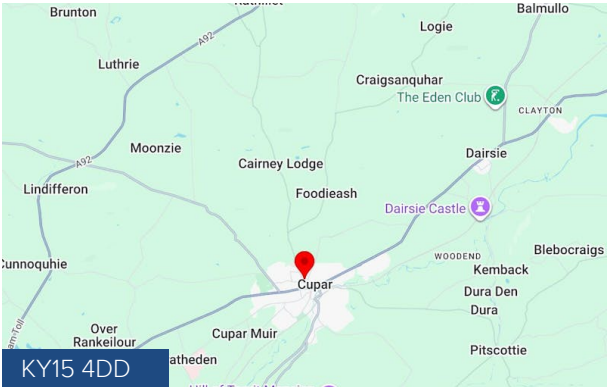
Property

The property comprises 6 individual flats contained with a 3 storey terraced building of traditional stone construction. The building is rendered externally and surmounted by a pitched and slated roof.

The access is via a centrally positioned entrance, the front elevation leading to a central close with a staircase providing access to first and second floors and a further internal stair leading to the attic flat.

Summary

Flat 11A Lounge/bedroom, kitchen and shower room



Viewing & Further Information



Will Rennie
07581396092 | 0141 237 4324
will@tsapc.co.uk

TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 15/07/2026

(Ground Floor)

Flat 11B Lounge/bedroom, kitchen and shower room

(Ground
Floor)

Flat 11C Entrance hall, lounge/bedroom, kitchen and shower room

(First Floor)

Flat 11E Entrance hall, lounge/bedroom, kitchen and shower room

(Second Floor)

Flat 11F Entrance, Hall, lounge/bedroom, kitchen and shower room

(Second Floor)

Flat 11G Lounge, kitchen/dining area, bedroom and shower room.

(Attic Flat)

Executive Summary

Each of the flats (excluding Flat B) is let under Private Residential Tenancies and the current combined income is £1,440 per calendar month, (£17,280 per annum).

LBTT

Due to the nature of the sale, the transaction will not attract ADS and be treated as a commercial transaction

Sale

The portfolio is available on a freehold basis for o/o £199,000

V.A.T.

The transaction will not be subject to V.A.T.

Legal

Each party shall bear their own legal costs incurred in the transaction

Viewing

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Location

The development is located on Newtown, in what is considered an established residential area, a short distance to the north of the main commercial shopping thoroughfare and town centre.

Cupar is a former market town in North East Fife, having resident population just in excess of 9,000 persons but also serves as a centre for a large rural hinterland. The town contains a mixed range of commercial businesses in the busy town centre with well established industrial users located in business parks and industrial estates on the eastern outskirts of the town.

Cupar lies approximately 11 miles north-east of Glenrothes which is the main administrative and commercial centre for the whole area, while the historic university town of St Andrews lies some 9 miles due east. The cities of Perth and Dundee are within convenient travelling/commuting distance while the town also benefits from a mainline railway station, together with good road links providing access to the Central Scotland motorway network