



10C St Catherine Street, Cupar, KY154HH

Offers Over £130,000



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OFFERS OVER
£130,000

Number 10 C is a spacious upper flat which is presented in fresh decorative order thought out with flexible accommodation making this an ideal First Time Buy or Buy to Let

The property is well positioned within easy walking distance of all amenities within the town 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 property is entered via a communal door on the ground floor, which leads to an attractive staircase servicing 10B&10C.

The main door of the flat opens into a good-sized entrance hall.

There is a useful storage cupboard below the stairs.

Within the flat a wrought iron staircase leads to the accommodation with a substantial sky light filtering through abundance of natural light.

The upper hallway offers a storage cupboard housing the central heating boiler.

The bright well proportioned lounge with South facing window. There is a feature timber fireplace. A doorway to the kitchen.

The kitchen is fitted with light base and wall units with complementing work surfaces. Gas hob and built in electric oven with extractor above. South facing window. Space for appliances.

The spacious bathroom is fitted with a w.c. wash hand basin, bath and separate shower cubicle with mixer shower.

Bedroom one is a large double bedroom with window to the rear. Bedroom two is also a large double bedroom with window overlooking the side of the property with a storage cupboard below. Bedroom three is a good-sized double bedroom with window to the rear.

Free parking is located close to hand within the Flutters Car park.

Viewing is highly recommended to appreciate what spacious accommodation the flat has to offer.





- Spacious Upper Flat offering original features throughout
- Central town location
- Ideal First Time Buy or buy to Let
- Communal entrance staircase
- Attractive internal staircase to accommodation
- Lounge
- Fitted kitchen
- Three double bedrooms
- Bathroom with separate shower
- Gas central heating

INCLUDED

All fitted carpets and fitted floor coverings. Hob oven and hood. Other appliances sand furniture maybe available on request.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 1087.00 SQ FT



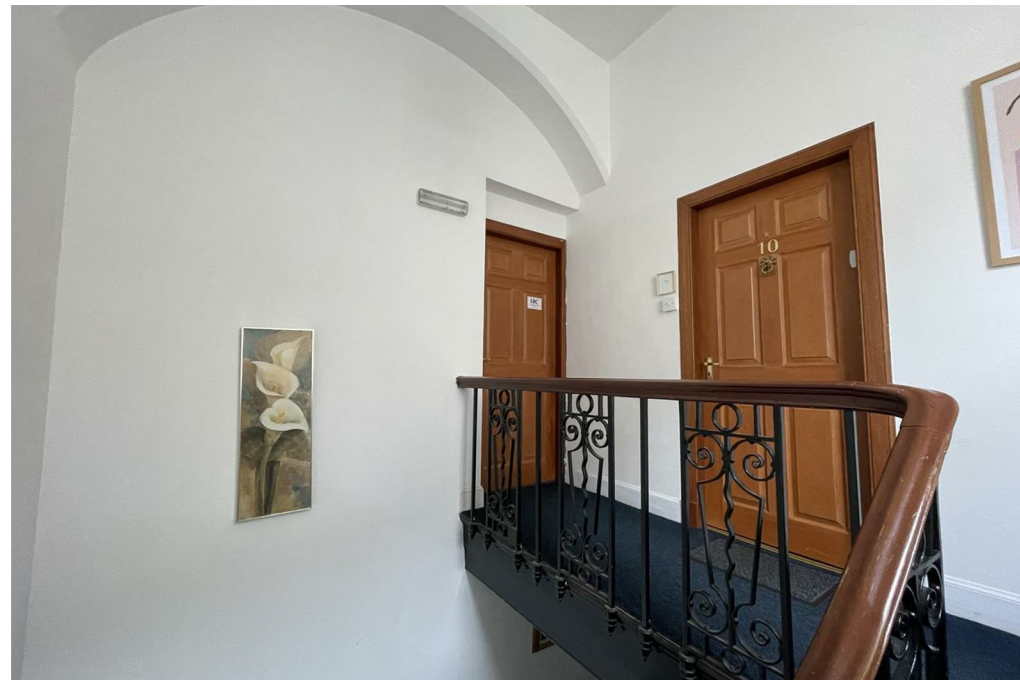




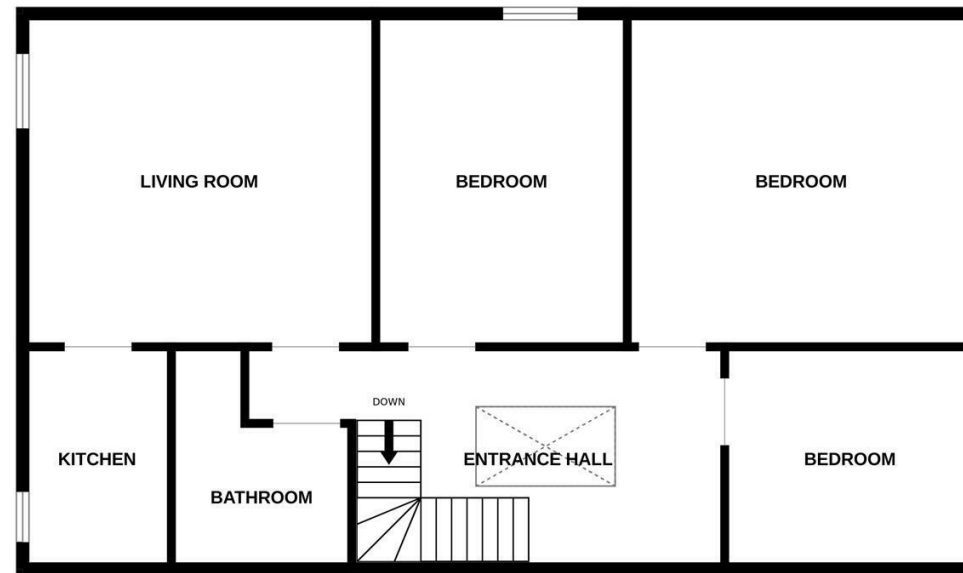
Room Sizes

Approximate measurements

Living room	15'8" x 14'8"
Kitchen	6'6" x 9'10"
Bathroom	8'0" x 9'10"
Bedroom	11'1" x 14'8"
Bedroom	15'4" x 14'8"
Bedroom	11'1" x 10'4"



TOP 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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WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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