



23 Eden Court, Cupar, KY15 5US
Offers Over £190,000



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Number twenty-three is a spacious two bedroomed ground floor flat within walking distance to all amenities within a prestigious retirement complex for over 60's.

A door leads into the flat and into the large entrance hallway which offers two large storage cupboards.

The lounge offers a Bay window over looking the River Eden and a further window to the side.

Electric fire and surround.

Double doors lead into the kitchen which is fitted with base and wall units, sink and drainer. Space for dishwasher, fridge and freezer. Eye level electric oven and hob. Window overlooking the River Eden.

Bedroom one offers a Juliet Balcony overlooking the car park to the side and fitted storage wardrobes along one wall.

Bedroom two offers a window to the rear and mirrored wardrobe facilities.

The shower room is fitted with a W.C. and sink set within vanity unit. Shower cubicle with mixer shower.

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 £1700 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.





- Ground floor apartment with views over the River Eden within a retirement complex
- Security entry
- Hallway with excellent storage
- Lounge with bay window
- Fitted kitchen
- Two double bedrooms
- Shower room
- Electric heating
- Residents lounge, parking and gardens
- Lift & Basement laundry

INCLUDED

All fitted carpets, fitted floor coverings.

SERVICES

Mains water, drainage and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: B

FLOOR AREA: 796.00 SQ FT







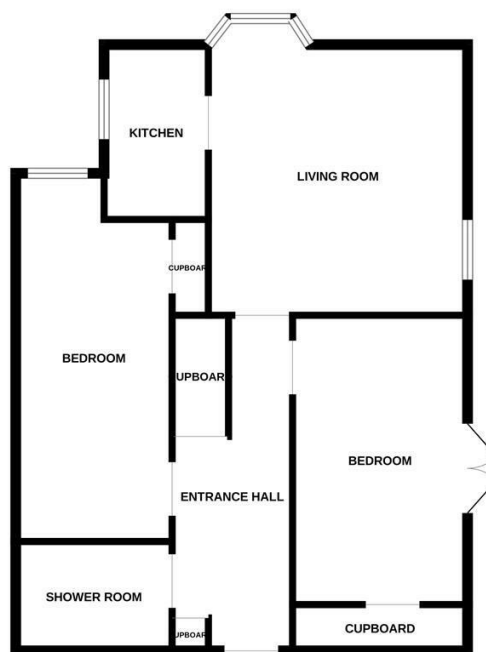
Room Sizes

Approximate measurements

Kitchen	5'9" x 9'7"
Living room	14'3" x 14'11"
Bedroom	9'6" x 15'8"
Bedroom	7'11" x 20'4"
Shower room	7'10" x 7'6"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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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