ROLLOS

**OFFICES THROUGHOUT FIFE**
Cupar | St Andrews | Glenrothes

# 17A Bonnygate, Cupar, KY15 4BU

## Offers Over £89,000

IMPORTANT
ENERGY
EFFICIENCY
INFORMATION

# 17A Bonnygate
# Cupar
# KY15 4BU

## OFFERS OVER
# £89,000

17A is a recently renovated bright upper flat with new appliances and carpeting throughout making this an ideal first time buy or buy to let.
The property is located within the town centre ideally situated for all amenities including shops, bars restaurants, mainline train station and bus connections to major towns and cities including Edinburgh, Dundee and St Andrews.
A door from the Bonnygate gives access to the internal staircase leading to the accommodation where a door leads into 17A where the hallway offers excellent storage facilities.
The open plan fitted kitchen / living area is located to the front with triple window. The kitchen area is fitted with grey base and wall units, electric cooker, hob with extractor above. Integral washing machine and fridge / freezer. Stainless steel sink and drainer.
Bedroom one offers a double window to the front and built in wardrobe facilities.
Bedroom two offers a window to the side and storage cupboard.
The shower room is fitted with a W.C. and wash hand basin set within vanity unit. Shower cubicle with electric shower.

The property offers double glazing and electric heating throughout.

- Delightful, bright recently renovated upper flat
- Communal entrance internal staircase
- Open plan Lounge / Fitted kitchen
- Two bedrooms
- Hallway with storage
- Shower room
- Electric heating
- Double glazing

## INCLUDED

All fitted carpets, fitted floor coverings and integral appliances

## SERVICES

Mains water, drainage and electricity

## VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

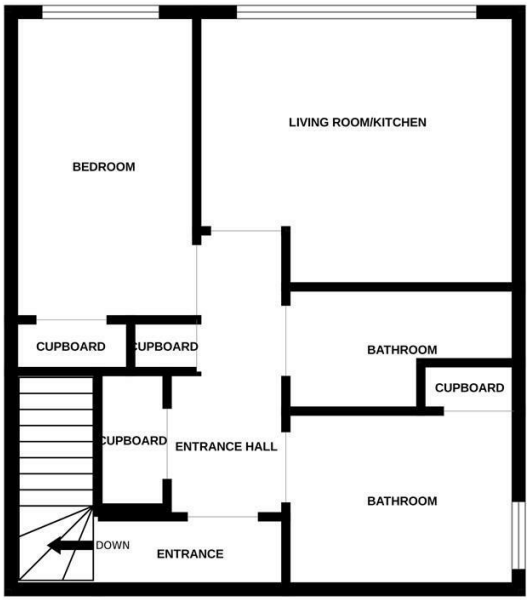
**COUNCIL TAX BAND NEW BUILD**
**EPC RATING: D**
**FLOOR AREA: 484.00 SQ FT**

## Room Sizes

*Approximate measurements*

| | |
|---|---|
| Bedroom | 7'9" x 12'11" |
| Living / Kitchen | 13'6" x 11'7" |
| Bathroom | 9'8" x 5'3" |
| Bedroom | 9'7" x 7'6" |

FIRST 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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without any obligation.

Contact our Property Department
at any of our offices.

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