



6 New Cottages Station Road, Springfield, KY15 5RU

Offers Over £85,000



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**OFFERS OVER
£85,000**

Number six is a self-contained upper flat which offers open views to the rear with good sized garden grounds.

The property requires some upgrading but would be ideal for a first-time buyer or buy to let.

Springfield offers a range of facilities including convenience shop, primary schooling and restaurant. The mainline railway station is within walking distance with connections to Dundee, Cupar, Kirkcaldy and Edinburgh. An excellent bus service also runs through the village.

The property is entered via a door to the rear which opens into the entrance staircase with Velux window and leads up to the accommodation.

The lounge offers a gas fire and double window to the rear with open views to the Lomond Hills. A door leads into the kitchen which is fitted with base and wall units. Stainless steel sink and drainer. Space for appliances. Storage cupboard housing the central heating boiler. Windows to the front.

The large double bedroom offers windows to the front and rear. Storage cupboard.

The bathroom is fitted with a W.C., wash hand

basin and bath. Opaque window to the front. Large cupboard within the hallway.

The property offers gas central heating and double glazing.

The good-sized garden grounds are laid to lawn with a paved area housing the timber shed.





- Self contained upper flat
- Entrance staircase
- Lounge with open views
- Fitted kitchen
- Large double bedroom
- Bathroom
- Gas central heating & Double glazing
- Good sized garden grounds to the rear

INCLUDED

All carpets, fitted floor coverings and timber shed.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A

EPC RATING: C

FLOOR AREA: 656.00 SQ FT







Room Sizes

Approximate measurements

Living room	13'9" x 15'10"
Kitchen	11'2" x 9'3"
Bathroom	6'10" x 6'0"
Bedroom	13'10" x 16'10"



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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free valuation and quotation
without any obligation.

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at any of our offices.

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