



8 Eden Valley Row, Freuchie – KY15 7EU

Cupar

Offers Over £115,000





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8 Eden Valley Row

Freuchie, Cupar

Spacious main door upper flat in sought after village. 1 bed, lounge/diner, kitchen, modern bathroom, large garden with summerhouse, DG, GCH. Open aspect to front. Viewing recommended.

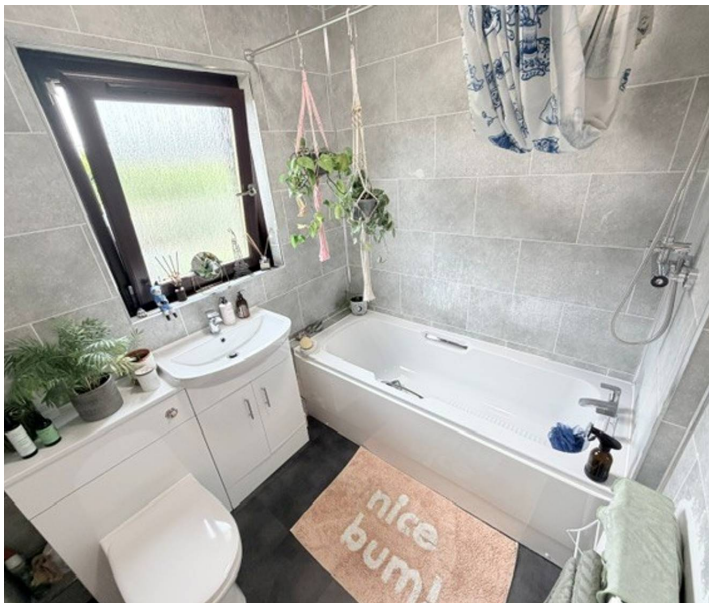
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TRADITIONAL MAIN DOOR UPPER FLAT WITH VIEWS
- SPACIOUS DOUBLE BEDROOM OPEN ASPECT
- FITTED KITCHEN
- BRIGHT LOUNGE/DINER OPEN ASPECT
- MODERN BATHROOM/WC
- GENEROUS ENCLOSED REAR GARDEN
- SUMMERHOUSE - TIMBER SHED
- SUPERB STARTER HOME
- DG- GCH - EPC D
- EARLY VIEWING RECOMMENDED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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