



7 The Barony, Cupar, KY15 5ER
Offers Over £95,000



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**OFFERS OVER
£95,000**

Number seven is a spacious C Listed end terraced villa which is located within a central position of the town and within walking distance to all amenities.

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 Historic Town of St Andrews Home of Golf and the Top University in the UK is only 10 miles and the East Neuk also within a short drive. The City of Perth is an approx 50mins driveaway. The property is entered via a double door into the entrance hallway where there are two large storage cupboards.

The lounge offers a window to the front and storage cupboard.

The kitchen is fitted with base and wall units, stainless steel sink and drainer. Electric cooker. Washing machine and fridge which are all included in the marketing price. Breakfast bar area. Double window to the rear. Cupboard housing the central

heating boiler and further storage cupboards. From the entrance hallway a staircase leads to the upper level where there is the double bedroom with window to the front. The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower. Opaque window. Within the upper hallway there is a storage cupboard and access to the attic. The property offers gas central heating throughout.





- Individual C Listed End Terraced Villa
- Close to Town Centre and amenities
- Lounge
- Breakfasting kitchen
- Double Bedroom
- Bathroom
- Excellent storage facilities
- Gas central heating

INCLUDED

All fitted carpets (where fitted) electric cooker, washing machine and fridge.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 516.00 SQ FT







Room Sizes

Approximate measurements

Lounge	12'11" x 10'0"
Kitchen	9'10" x 11'9"
Bedroom	10'3" x 12'0"
Bathroom	7'8" x 5'2"



7 The Barony, Cupar

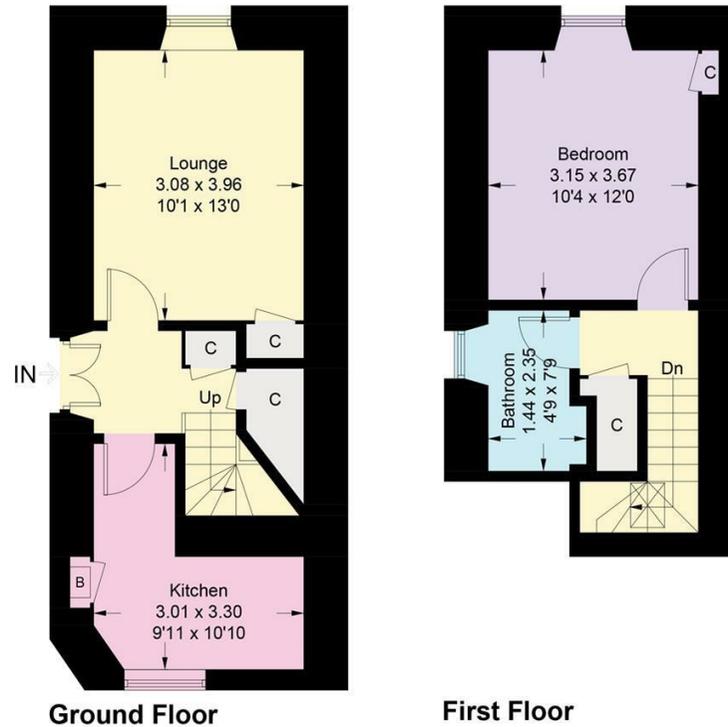


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265807)



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free valuation and quotation
without any obligation.

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at any of our offices.