



23 Eden Court, Cupar, KY15 5US

Offers Over £190,000



# 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 overlooking 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**







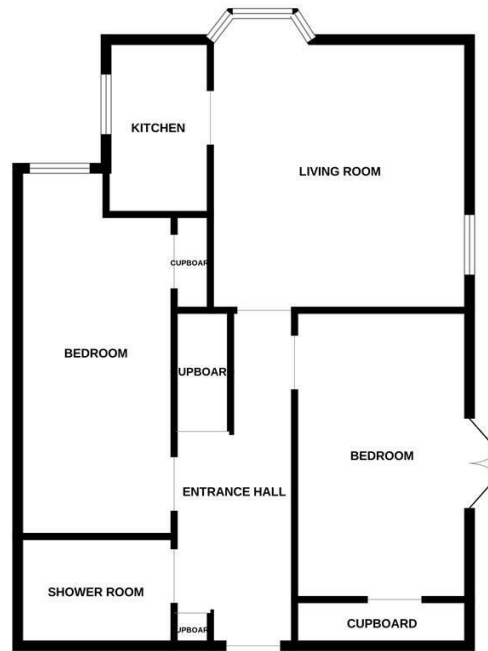
## Room Sizes

*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 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 not guaranteed as to their operability or efficiency can be given.  
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**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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Contact our Property Department  
at any of our offices.