



9 Westport Place, Cupar, KY154AL
Offers Over £120,000



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OFFERS OVER
£120,000

Number 9 is a spacious upper flat which is situated within a quiet cul de sac location within walking distance to amenities within the town including shops, schools and recreational activities.

The property would make an ideal first time buy or buy to let opportunity.

The property is entered via a door on the ground level where a staircase leads to the accommodation.

The lounge offers a large window to the front and a door leads into the fitted kitchen.

The kitchen is fitted with light wood effect base and wall units, stainless steel sink and drainer. Slot in electric cooker. Space for dishwasher, washing machine and fridge freezer. Window to the rear.

There are two bedrooms within the property one with a window to the rear and offers a storage cupboard and the second bedroom offers a large window to the front.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window to the rear.

Within the hallway there is a storage cupboard

and also access to the attic via a Ramsay Type ladder.

Externally there is off street parking for two vehicles and a gate leads into the enclosed garden grounds which has slabbed and grassed areas.





- Spacious Upper flat
- Quiet cul de sac location
- In need of modernisation throughout
- Lounge
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Gas central heating & Double glazing
- Off street parking for two vehicles
- Enclosed garden to the rear

INCLUDED

All fitted carpets and fitted floor coverings.

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: 731.00 SQ FT







Room Sizes

Approximate measurements

Living room	14'0" x 13'5"
Kitchen	12'0" x 7'9"
Bathroom	7'0" x 7'4"
Bedroom	12'1" x 10'9"
Bedroom	13'5" x 12'0"



FIRST FLOOR
67.3 sq.m. approx.



TOTAL FLOOR AREA: 67.3 sq.m. approx.
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24 hour answering service at all our offices

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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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