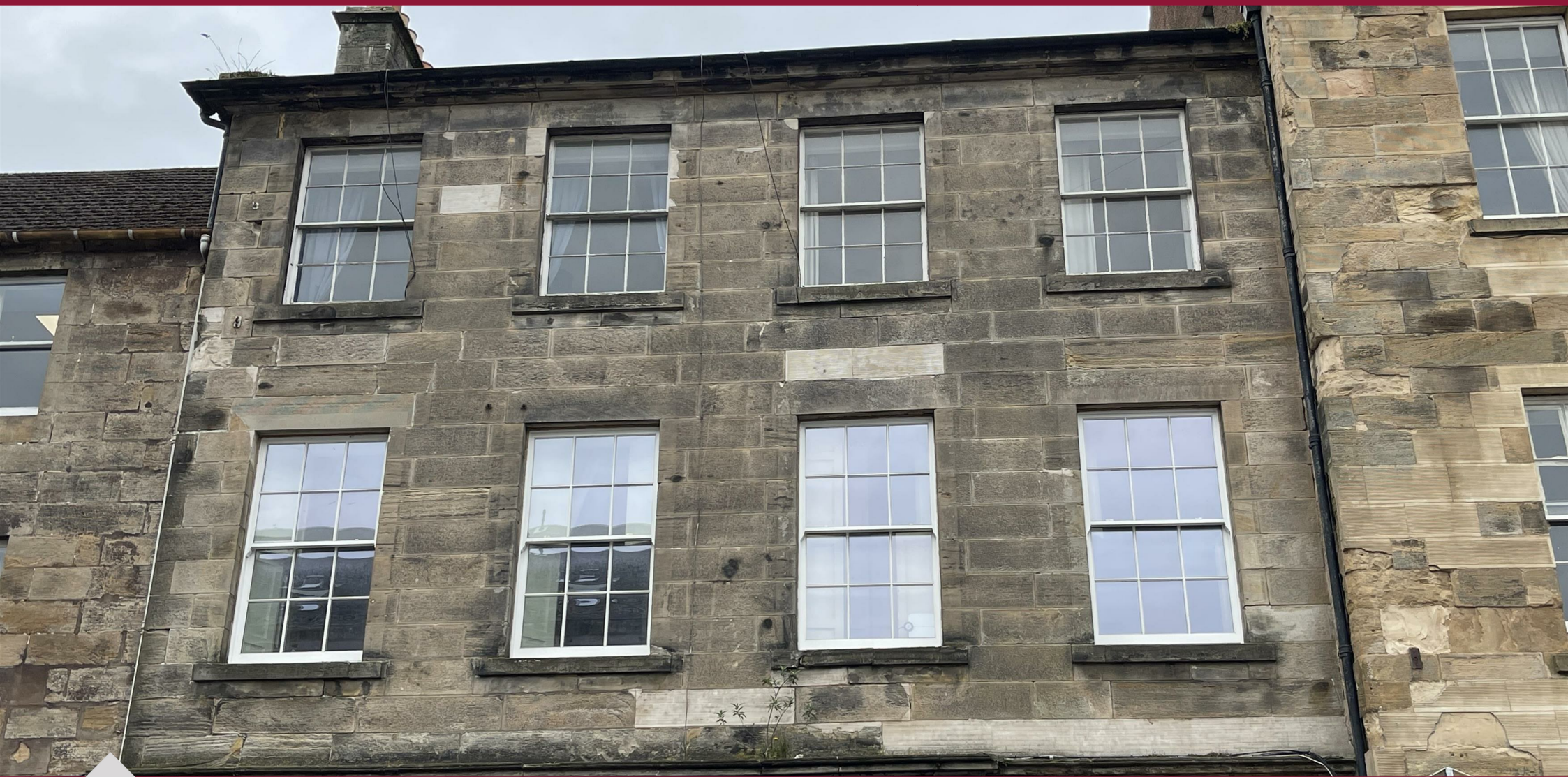




57F Crossgate, Cupar, KY15 5AS

Offers Over £100,000



# 57F Crossgate Cupar KY15 5AS

**OFFERS OVER**  
**£100,000**

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57F is a spacious Top Floor Flat within walking distance to all local amenities making this an ideal first time buy or buy to let.

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 an internal communal staircase which leads up to 57F and a door opens into the entrance hallway.

The large bright lounge offers two windows to the front and Fire surround.

The fitted kitchen offers a Velux window. Wood effect base and wall units with dark worksurfaces, stainless steel sink and drainer. Gas hob with extractor above and electric oven.

Fridge, freezer and washing machine.

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

basin and bath with over bath electric shower.

Bedroom one offers two windows over looking the Crossgate and Feature Fire surround.

Bedroom two is located to the rear Courtyard area.





- Top floor flat within Town Centre
- Communal Entrance Stairwell
- Hallway
- Large bright lounge
- Two double bedrooms
- Fitted kitchen
- Bathroom
- Gas central heating

### INCLUDED

All fitted carpets, fitted floor coverings, fridge, freezer and washing, machine.

### SERVICES

Mains water, drainage, gas and electricity.

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND B**

**EPC RATING: C**

**FLOOR AREA: 775.00 SQ FT**







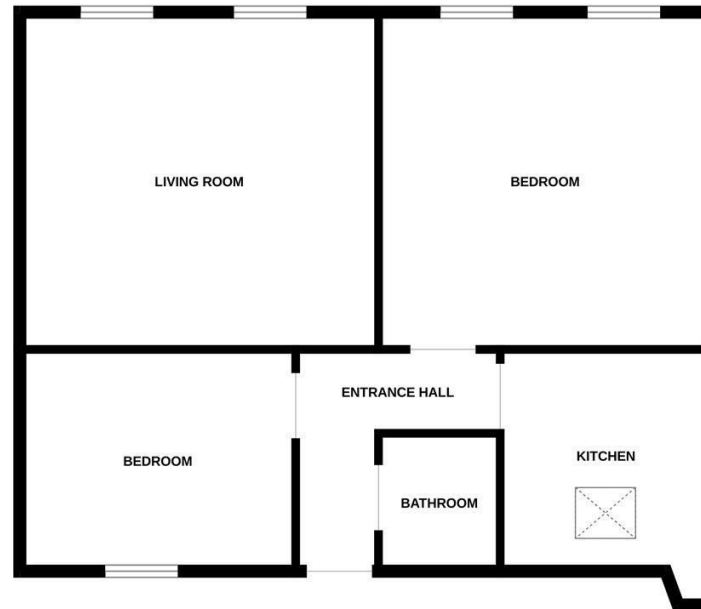
## Room Sizes

*Approximate measurements*

|           |               |
|-----------|---------------|
| Lounge    | 16'2" x 14'3" |
| Bedroom 1 | 14'0" x 14'3" |
| Bedroom 2 | 12'3" x 8'11" |
| Kitchen   | 9'0" x 8'11"  |
| Bathroom  | 4'8" x 5'9"   |



## TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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without any obligation.

Contact our Property Department  
at any of our offices.

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