



17B Bonnygate, Cupar, KY15 4BU

Offers Over £115,000



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OFFERS OVER
£115,000

17B is a spacious recently renovated upper flat on two levels situated within the town centre. The property is accessed via a door from the Bonnygate where a staircase leads to 17B. A door leads into the flat's accommodation. The lounge offers two windows to the side and understairs storage cupboard. A door leads into the fitted kitchen which offers grey base and wall units, stainless steel sink and drainer. Electric oven and hob with extractor above. Integral fridge freezer and washing machine. Two windows to the side. Bathroom fitted with W.C., wash hand basin and bath with mixer shower and opaque window. A staircase from the lounge leads to the upper level where there is a shower room fitted with a W.C., wash hand basin set within vanity unit and corner shower cubicle with mixer shower. Bedroom one offers a window to the side and large storage cupboard. Bedroom two has a window to the to the side.





- Recently renovated upper flat with accommodation on two levels
- Communal entrance staircase
- Lounge
- Fitted kitchen
- Bathroom
- Staircase from lounge to upper level
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND NEW BUILD
EPC RATING: B
FLOOR AREA: 613.00 SQ FT







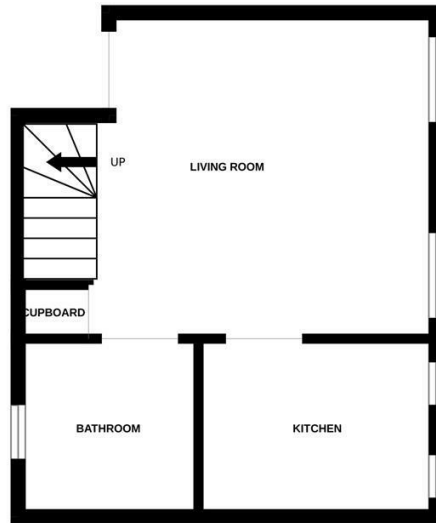
Room Sizes

Approximate measurements

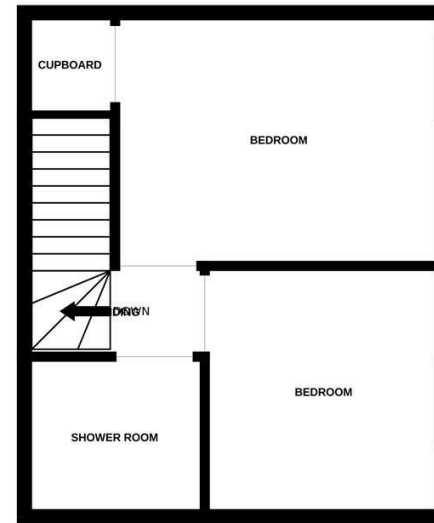
Living room	12'8" x 12'7"
Kitchen	9'2" x 6'11"
Bathroom	6'10" x 6'10"
Bedroom	12'5" x 9'9"
Bedroom	7'0" x 9'8"
Shower room	6'11" x 6'2"



FIRST FLOOR
28.2 sq.m. approx.



1ST FLOOR
29.5 sq.m. approx.



TOTAL FLOOR AREA : 57.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 no guarantee as to their operability or efficiency can be given.
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without any obligation.

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at any of our offices.

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