



1 Belfield House Belfield Gardens, Cupar, KY15 5EF  
Offers Over £200,000







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**OFFERS OVER**  
**£200,000**

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Number one is a spacious maisonette forming part of this prestigious B listed mansion house, occupying a commanding position, located within extensive communal garden grounds.

Recently renovated with oak flooring in the living room and new carpet upstairs

The property is entered via a security communal entrance door into the hallway where a door leads into the property.

The lounge offers two windows to the front.

The shower room is fitted with a W.C. and wash hand basin set within vanity unit. Corner shower cubicle with mixer shower. Opaque window.

The recently upgraded kitchen fitted with wood effect base and wall units with coordinating work surfaces. Belfast sink. Electric Range cooker. New modern appliances which include washing machine, dishwasher and refrigerator included in the sale. Two windows to the side.

The bedroom on the ground level offers a storage cupboard and window to the side.

Within the hallway a door leads to the side entrance giving access to an area of garden.

A staircase leads to the upper level. Access to the attic within the hallway.

Bedroom one offers a window to the side and cupboard. Bedroom two offers a storage cupboard and windows to the front and rear.

The bathroom offers a window to the side and is fitted with a W.C., wash hand basin and bath with over bath mixer shower.

There is a gas central heating system throughout. There are established communal garden grounds as well as a communal parking area.







- Spacious Maisonette within Prestigious B listed Mansion House
- Communal security entry
- Hallway
- Shower room
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- Gas central heating
- Shared garden grounds and Communal parking

## 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 C**

**EPC RATING: C**

**FLOOR AREA: 1097.00 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	15'5" x 15'5"
Shower room	7'1" x 5'10"
Kitchen	7'10" x 13'10"
Bedroom	11'10" x 9'10"
Bedroom	8'6" x 9'6"
Bedroom	8'6" x 12'6"
Bathroom	5'4" x 8'1"





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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