



49 Crossgate, Cupar, KY15 5AS

Offers Over £135,000



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Cupar  
KY15 5AS

**OFFERS OVER**  
**£135,000**

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Number forty nine is a recently renovated detached villa which offers adaptable accommodation to suit individual needs. The property has undergone a programme of work over recent years and is offered for sale in immaculate move in condition. Situated within a central location with in Clash Close just off Bonnygate within the town centre making this an ideal base for commuting with the train station and all local amenities within walking distance.

The property is entered into the entrance hallway.

There are two bedrooms on the ground level one which offers a window to the front and rear and under stair storage cupboard. Bedroom two offers two windows to the front.

The shower room is fully tiled fitted with a corner shower cubicle, mixer shower and W.C. & wash hand basin set with vanity storage unit. Mirror with feature lighting.

A staircase with feature light up balustrade leads to the bright upper level.

The living kitchen area is open plan with windows to the front and Velux window. The

kitchen is fitted with white base units, electric oven, hob and extractor above. Integral washing machine and fridge. Stainless steel sink and drainer.

Double doors lead through to a separate seating or dining area or could be utilised as a third bedroom if required and offers a window and Velux window.





- Recently renovated detached villa
- Bright Spacious Immaculately presented adaptable accommodation
- Quiet central town location
- Open plan Living Kitchen through to Dining area / Bedroom 3
- Two bedrooms on ground level
- Shower room
- Gas central heating
- Double glazing

### **INCLUDED**

All fitted carpets, fitted floor coverings and integral appliances. Some of the contents may also be available by separate negotiation.

### **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: 764.00 SQ FT**







## Room Sizes

*Approximate measurements*

Bedroom	10'4" x 13'0"
Bedroom	12'9" x 12'9"
Shower room	6'6" x 6'5"
Dining / Bedroom	10'2" x 13'6"
Kitchen / Living	19'5" x 13'8"



## 49 Crossgate, Cupar

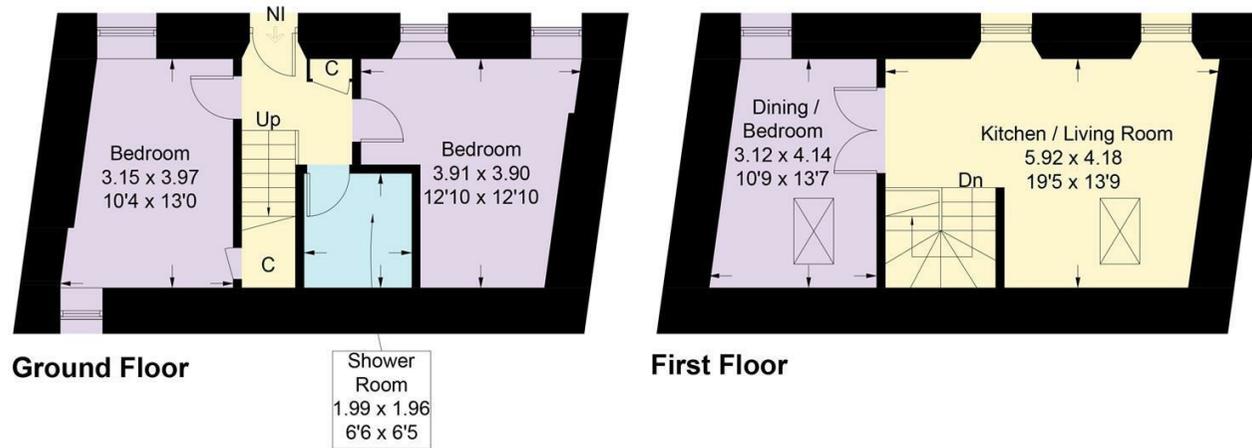


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287453)



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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.