



17A Bonnygate, Cupar, KY15 4BU  
Offers Over £95,000



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Cupar  
KY15 4BU

**OFFERS OVER**  
**£95,000**

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17A is a recently renovated bright upper flat with new appliances and carpeting throughout making this an ideal first time buy or buy to let.

The property is located within the town centre ideally situated for all amenities including shops, bars restaurants, mainline train station and bus connections to major towns and cities including Edinburgh, Dundee and St Andrews.

A door from the Bonnygate gives access to the internal staircase leading to the accommodation where a door leads into 17A where the hallway offers excellent storage facilities.

The open plan fitted kitchen / living area is located to the front with triple window. The kitchen area is fitted with grey base and wall units, electric cooker, hob with extractor above. Integral washing machine and fridge / freezer. Stainless steel sink and drainer.

Bedroom one offers a double window to the front and built in wardrobe facilities.

Bedroom two offers a window to the side and storage cupboard.

The shower room is fitted with a W.C. and wash hand basin set within vanity unit. Shower cubicle with electric shower.

The property offers double glazing and electric heating throughout.





- Delightful, bright recently renovated upper flat
- Communal entrance internal staircase
- Open plan Lounge / Fitted kitchen
- Two double bedrooms
- Hallway with storage
- Shower room
- Electric heating
- Double glazing

### **INCLUDED**

All fitted carpets, fitted floor coverings and integral appliances

### **SERVICES**

Mains water, drainage and electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND NEW BUILD**  
**EPC RATING: D**  
**FLOOR AREA: 484.00 SQ FT**







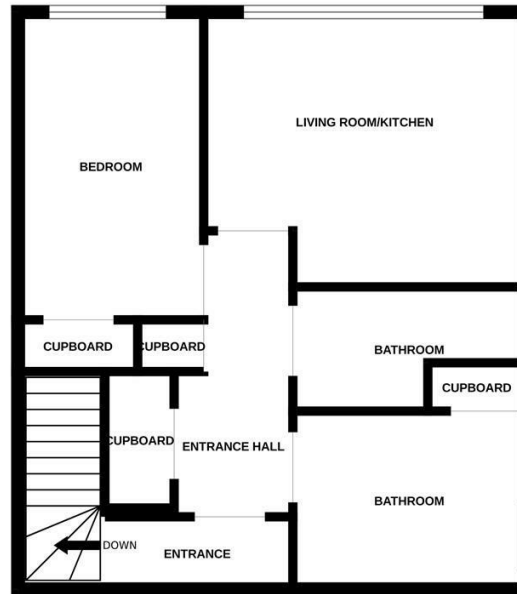
## Room Sizes

*Approximate measurements*

Bedroom	7'9" x 12'11"
Living / Kitchen	13'6" x 11'7"
Bathroom	9'8" x 5'3"
Bedroom	9'7" x 7'6"



FIRST FLOOR



While every effort has been made to ensure the accuracy of the floorplan 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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at any of our offices.