



11b Bonnygate, Cupar, KY15 4BU

Offers Over £115,000

PEACEFUL 2 Bedroom Maisonette offering a modern interior featuring bright and spacious living spaces. Centrally located in the heart of Cupar making all essential amenities accessible with local Primary / Secondary schools nearby. Cupar Train Station provides EXCELLENT COMMUTER LINKS for Edinburgh / Dundee and Perth. Accommodation: Hall, living room, breakfasting kitchen, 2 double bedrooms and a bathroom. DG. EH. Shared Garden. PERSONAL PROPERTY TOUR available online.



LOCATION

The former market town of Cupar offers a superb range of local amenities with a good selection of shops, supermarkets, pubs, restaurants, and leisure facilities, while just a short drive (10 miles) to the East lies the historic university town of St Andrews. Education is locally served at nursery and primary level through Castlehill Primary and secondary at Bell Baxter High, one of Fife's top performing schools. Dundee and Edinburgh can be reached via the A92 by car or through the local train station.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Cupboard provides shelving/storage space. Electric heater. Laminate flooring.

BEDROOM 1

9'1" x 8'6" (2.78m x 2.60m)

Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Electric heater. Carpeted.

BEDROOM 2

11'11" x 11'4" (3.65m x 3.47m)

Additional double bedroom with a double-glazed window to the front. Open wardrobe provides shelving/hanging/storage space. Electric heater. Laminate flooring.

BATHROOM

7'4" x 5'10" (2.26m x 1.79m)

3-piece suite comprising: W.C, wash hand basin and a bath with an electric shower unit above. Partially tiled. Electric heated towel rail. Vinyl flooring.

UPPER LANDING

Hatch provides access to the roof space. Electric heater. Laminate flooring.

LIVING ROOM

15'5" x 11'5" (4.70m x 3.48m)

Bright living room with a double-glazed window to the front and 3 Velux windows. Electric heater. Carpeted.

BREAKFASTING KITCHEN

11'6" x 8'5" (3.51m x 2.58m)

Spacious breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for several freestanding appliances and dining furniture. Double-glazed window to the front and 2 Velux windows. Vinyl flooring.

SHARED GARDEN

The property benefits from a shared garden enclosed within a timber fence surround. Divided into two halves with a clothes drying area in one half and the other is mainly laid to lawn with an area of paving.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.





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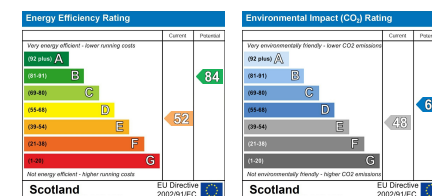
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Welcome

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Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.