



8 Royal Mews 20 St. Catherine Street, Cupar, KY15 4HH
Offers Over £115,000

SPACIOUS 2 Bedroom 2 Bathroom Upper Apartment offering Park Views and good-sized rooms. Situated in a BEAUTIFUL BUILDING in a popular CENTRAL LOCATION within walking distance of all essential local amenities including train station providing excellent commuter links for Dundee / Edinburgh and Perth. Accommodation: Hall, living room, breakfasting kitchen, master bedroom with an ensuite shower room, additional double bedroom and a bathroom. SG. Storage Heaters. 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 10 miles to the East lies the ancient and historic university town of St Andrews, also renowned worldwide as the "Home of Golf". The City of Dundee is approximately 14 miles by car and home to Scott's ship RRS Discovery and is now the location for the Victoria and Albert Museum. Education is locally served at Castlehill primary and Bell Baxter High School, one of Fife's top performing schools. Perth, Dundee and Edinburgh can be reached via the A92 by car or through the local train station.

DIRECTIONS

Please contact agent for further information.

ACCESS

Entry to the building is via a solid timber door to the front leading into a large communal reception hall with a carpeted stairway leading to the middle and top floors. Number 8 is accessed via a timber door off the top floor landing.

INNER HALL

Hatches provide access to the roof space. 2 cupboards provide shelving/storage space and housing for the hot water tank. Radiator. Vinyl flooring.

LIVING ROOM

16'6" x 14'6" (5.05m x 4.44m)

Spacious and bright living room with traditional sash and case windows to the front and side with a view of the Haugh Park. Coving. 2 electric heaters. Laminate flooring. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

11'4" x 8'8" (3.46m x 2.65m)

Bright fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob with an extractor fan above and an oven below. Breakfasting

bar provides a fixed dining space. Traditional sash and case window to the front. Vinyl flooring.

MASTER BEDROOM

12'7" x 9'4" (3.84m x 2.85m)

Double bedroom with a traditional sash and case window to side again with a view of the Haugh Park. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Electric heater. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

10'7" x 3'0" (3.25m x 0.92m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure. Partially tiled. Wall mounted heater. Laminate tile flooring.

BEDROOM 2

11'3" x 10'9" (3.43m x 3.30m)

Additional double bedroom with a double-glazed window to the rear. Electric heater. Carpeted.

BATHROOM

9'8" x 7'10" (2.97m x 2.39m)

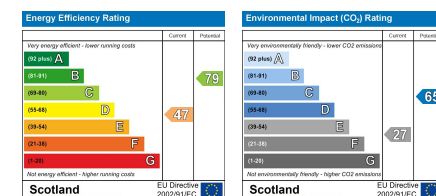
3-piece suite comprising: W.C, wash hand basin and a bath. Wall mounted electric heater. Traditional opaque window to the side. Vinyl flooring.

AGENTS NOTES

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







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 your financial position before we can recommend any offer to the vendor.