



Flat 1 Royal Mews St. Catherine Street, Cupar, KY15 4HH
Offers Over £110,000



WELL PRESENTED Category B Listed 2 Bedroom Lower Ground Floor Flat offering spacious and contemporary living areas with a shared courtyard and an external store. Situated within a BEAUTIFUL BUILDING in a central location within easy WALKING DISTANCE of all essential amenities including shops, bars, cafes, restaurants and the local train station providing excellent travel links with Dundee, Edinburgh and Perth. Short drive to Fife's Stunning Coastal Path, Beaches and World Renowned Golf Courses in St Andrews. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. Partial DG. GCH. Courtyard 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 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.

HALL

The property is accessed via a spacious shared hallway with a timber door leading into the inner hallway of the property itself. Cupboard provides shelving/storage space. Walk-in cupboard provides additional storage. Radiator. Laminate flooring.

LIVING ROOM

16'7" x 11'0" (5.07m x 3.37m)

Bright living room with 2 single-glazed sash and case windows to the front. Space to potentially create separate lounge and dining spaces. Coving. Radiator. Laminate flooring. Open to the kitchen.

KITCHEN

11'8" x 8'2" (3.58m x 2.50m)

Fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan and an oven below. Space for several freestanding appliances. Laminate flooring.

BEDROOM 1

13'11" x 9'3" (4.26m x 2.83m)

Good-sized double bedroom with a double-glazed window to the rear. Radiator. Laminate flooring. Doorway to the bathroom.

BEDROOM 2

11'5" x 10'8" (3.48m x 3.26m)

Additional double bedroom with a double-glazed window to the rear. Cupboard houses the gas central heating combi boiler with additional storage space above. Radiator. Laminate flooring.

BATHROOM

8'5" x 7'0" (2.58m x 2.15m)

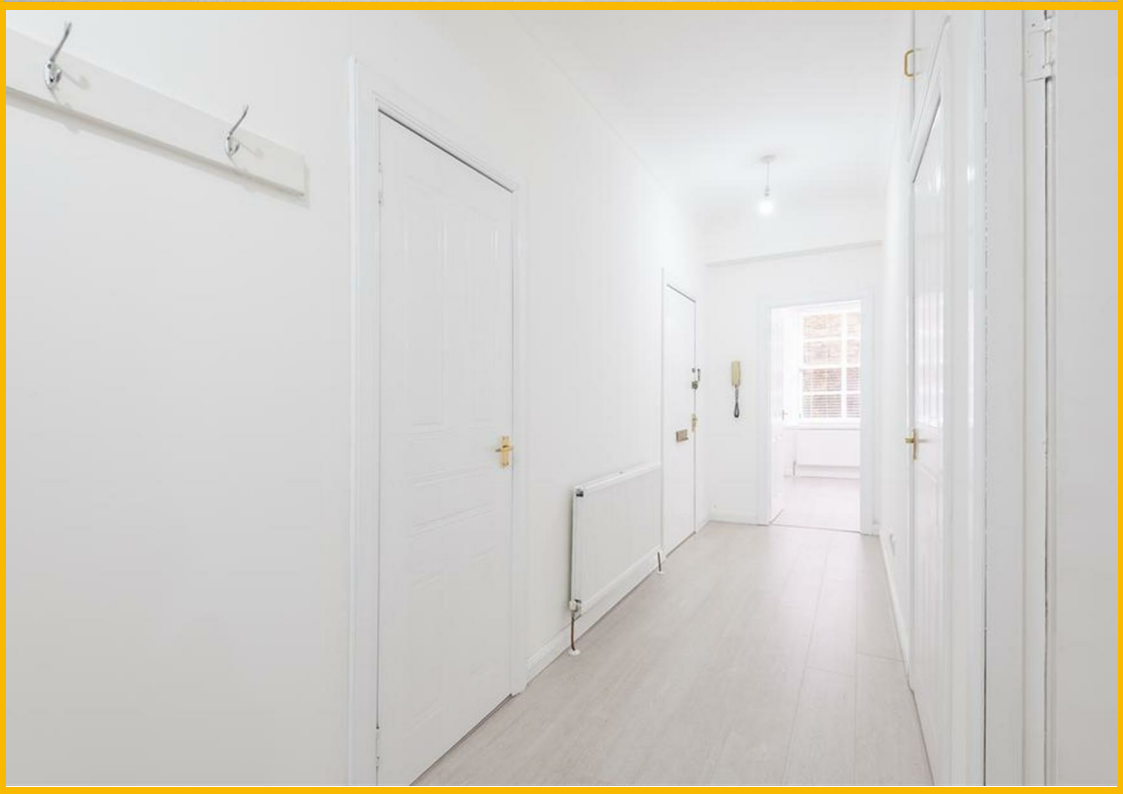
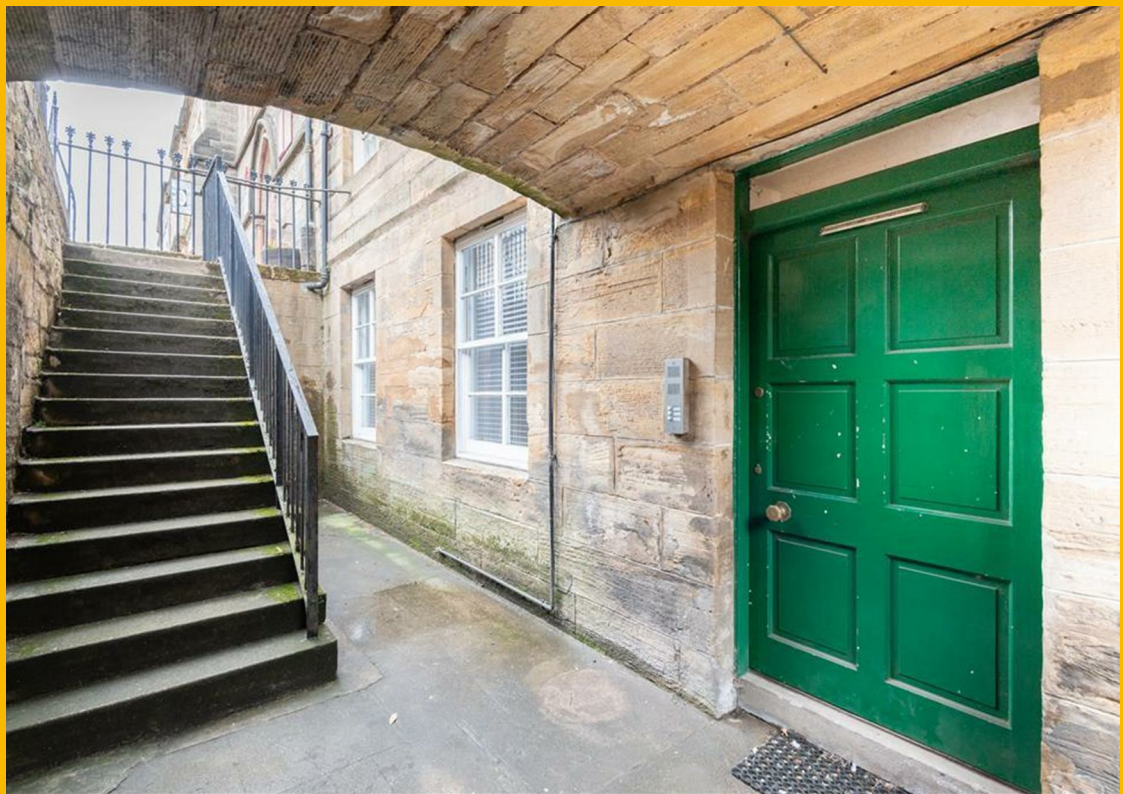
4-piece suite comprising: W.C, wash hand basin, bath with a mixer tap shower attachment and a shower enclosure with a pivot screen door and an electric shower unit. Partially tiled. Radiator. Laminate flooring.

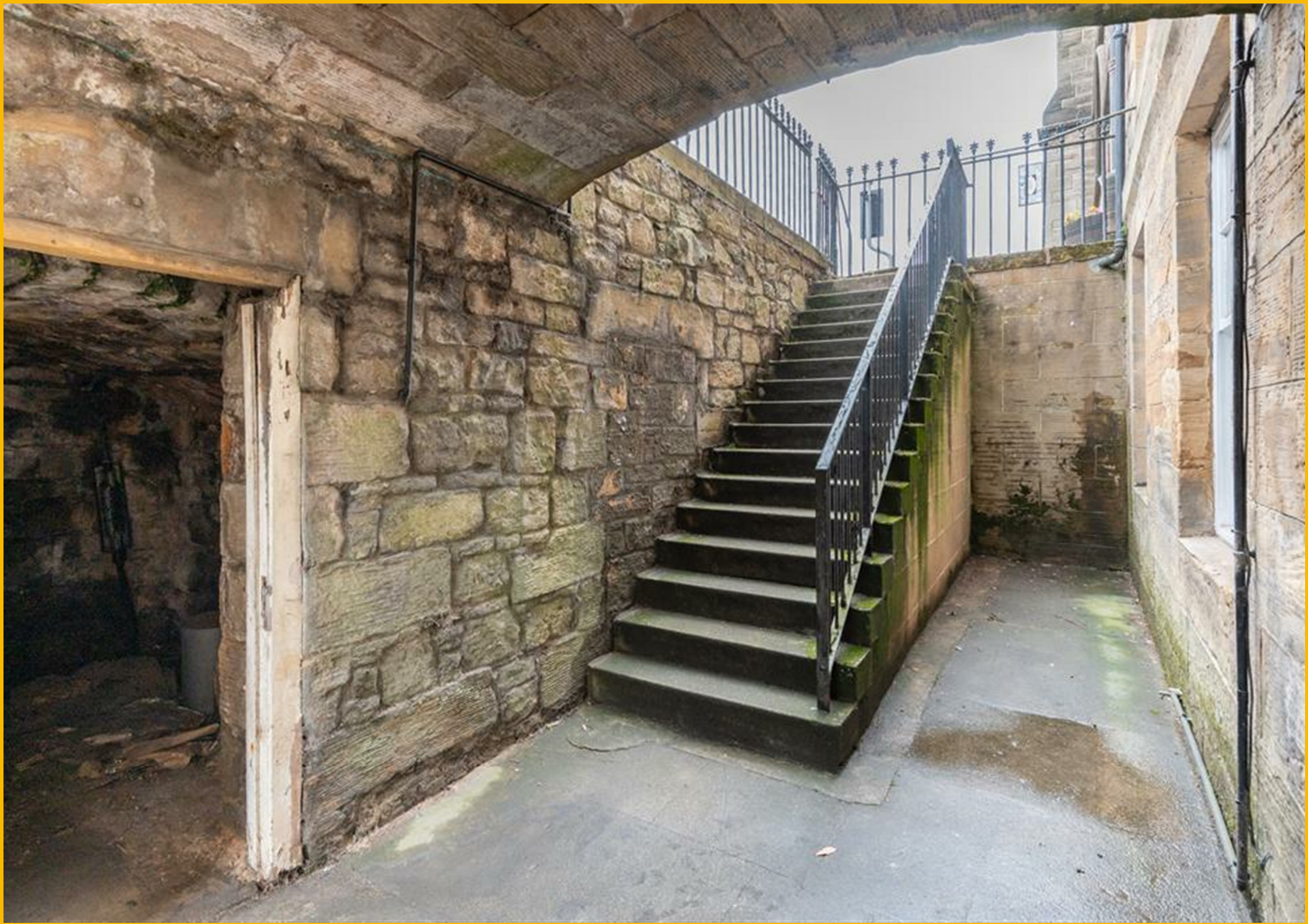
GROUND

The property has a shared courtyard area to the front and an external store.

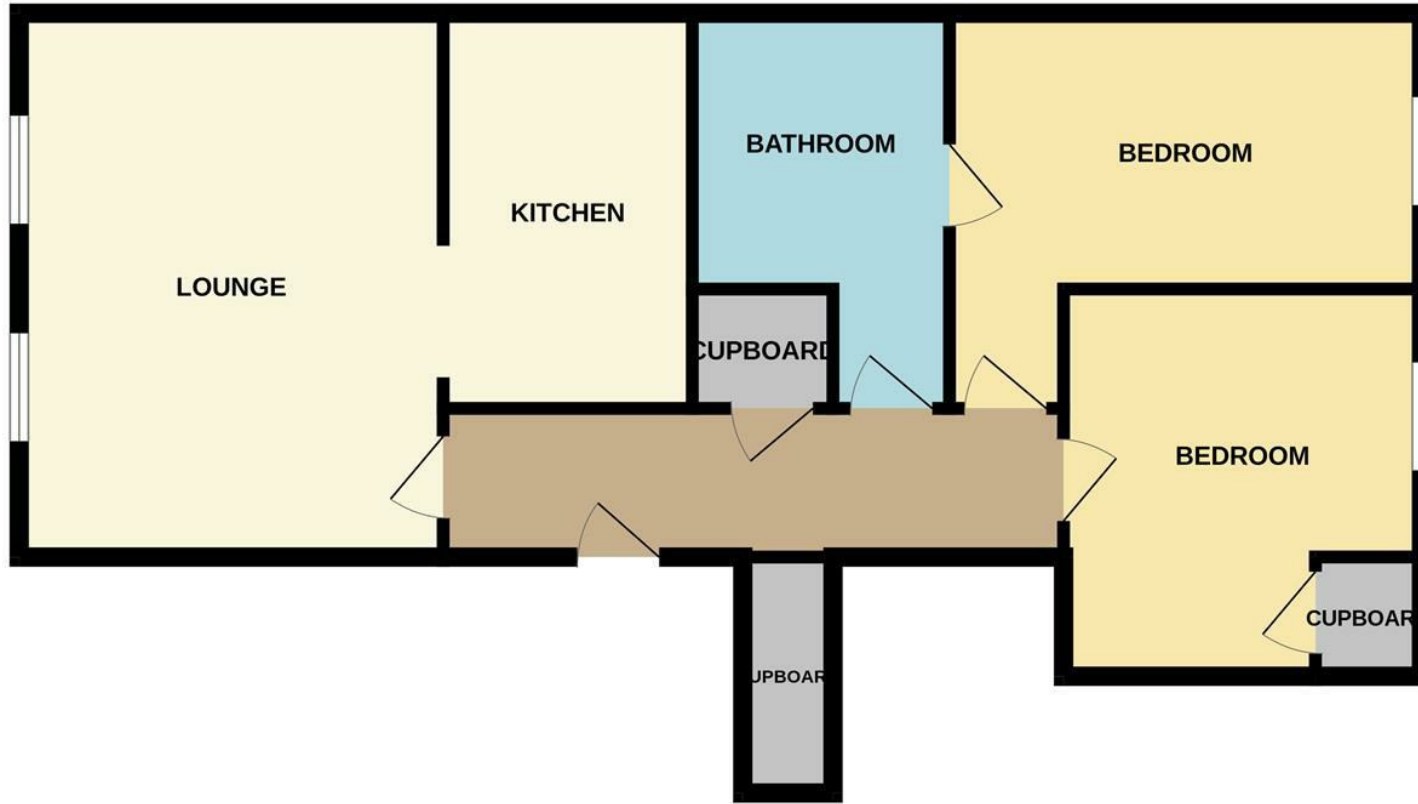
AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points. There is a management fee for onsite repairs and maintenance, contact the office for further information.

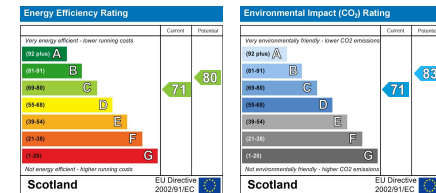




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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