

1B Bishopgate, Cupar, KY15 4BB

Offers Over £89,000

Fife Properties

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

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SPACIOUS 1 Bedroom Ground Floor Flat offering flexible open plan living areas, additional multi-purpose room ideal for laundry or home office with a private courtyard. Situated 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 Fifes Stunning Coastal Path, Beaches and World-Renowned Golf Courses in St Andrews. Accommodation: Hall, open plan living room/dining/kitchen, multi-purpose room,1 double bedroom and a shower room. SG. 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.

OPEN PLAN LIVING ROOM/DINING/KITCHEN
21'8" x 21'3" (6.61m x 6.48m)

MULTI-PURPOSE ROOM
10'5" x 8'5" (3.18m x 2.59m)

BEDROOM
3.97m x 3.47m

SHOWER ROOM
8'6" x 6'7" (2.61m x 2.02m)

GROUNDS
Access to the property is gained from Bishopgate via a timber gate leading along a shared path. The private courtyard is low maintenance, mainly paved with some borders containing mature shrubs and plants. Elevated patio provides a drying area with space for a shed and bin storage. The garden is fully enclosed making this a safe space for children and pets.

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.

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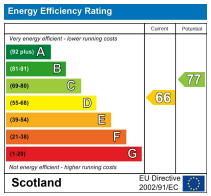


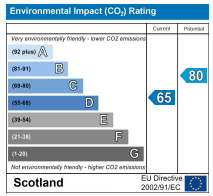




GROUND FLOOR







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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