



3 Preston Lodge, 95 Bonnygate, Cuppar

Flat 3 is a first floor flat situated in this handsome period building (Circa 1635) on Bonnygate. This spacious flat has high ceilings and an impressive communal hall and decorative staircase, accessed from the front and rear of the property.

The flat itself comprises entrance hall, which leads to all accommodation. The sitting room has high ceilings and two sash and case windows to the front with deep sills. The kitchen is fitted with modern units and has a window looking to the rear. There are two bedrooms with the main bedroom having a separate dressing area/walk-in wardrobe and with ample space for free standing furniture. The bathroom is fitted with a white three piece suite.

To the rear of the property is a communal garden with drying green and residents parking is allocated to the side of the property.

### 3 Preston Lodge, 95 Bonnygate, Cupar

#### Room Dimensions

Communal Entrance Hallway		
Communal Staircase		
Entrance Hallway		
Sitting Room	15'3" x 13'5"	4.65m x 4.08m
Kitchen	13'2" at widest x 7'3"	4.02m at widest x 2.21m
Bedroom 1	13'3" x 9'11" into window recess	4.04m x 3.04m into window recess
Bedroom 2	13'7" x 11'9" at widest points	4.13m x 3.03m at widest points
Bathroom	10'4" x 4'11"	3.16m x 1.51m

#### Location

For much of the past millennium Cupar was the county town of Fife and is still a remarkably bustling town that remains the natural centre of a large part of eastern Fife. Much of the bustle centres around the main shopping streets of Crossgate and Bonnygate which converge on the Unicorn surmounted Mercat Cross.

Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.



Call 01334 656564

In detail the accommodation comprises:

Entry to the property via door to front or panel glazed door to rear.

### Communal Entrance Hallway

Storage cupboards. Original Mosaic tiled floor. Stairs to first floor.



### First Floor Landing

Door to Flat 3 is on the right.

### Entrance Hallway

Traditional sash window to side. Cupboard housing the central heating system. Cupboard for storage. Doors kitchen, bedroom 2, bedroom 1, sitting room and bathroom. Decorative mouldings. Radiator. Three pendant light fittings. Carpet floor covering.

### Sitting Room

Two recess traditional sash windows to front with deep sills. Ceiling coving. Radiator. Ceiling down lighters. Carpet floor covering.

### Kitchen

Traditional sash window to rear with deep sill. Fitted units at base and wall level with co-ordinating work surfaces and splash back tiling. Stainless steel electric 'Diplomat' hob with electric oven below and extractor hood above. Stainless steel sink unit. 'Hotpoint' washing machine. Radiator. Halogen spotlight track. Laminate floor covering.

### Bedroom 2

Two traditional sash windows to the rear and side. Fitted cupboard with hanging and shelving storage. Radiator. Pendant light fitting. Carpet floor covering.

### Bedroom 1

Traditional sash window to side. Radiator. Pendant light fitting. Laminate floor covering. Archway to dressing room.

### Dressing Room

Sash window to front. Light fitting. Laminate floor covering.

### Bathroom

WC and pedestal wash hand basin with tiled splash back. Bath with shower tap attachment, tiled splash back and shower curtain. Recess alcove with shelving. Radiator. Pendant light fitting. Laminate floor covering.

### Exterior

Shared garden to the rear with drying green.

Residents parking to the side.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings, curtains and blinds. Washing machine is included but no warranties or guarantees will be given.

### Council Tax Band "C"

### EPC Rating "C"

### Directions

From Crossgate, Cupar turn left onto Bonnygate. Preston Lodge is located on the right hand side (just before the Co-op) - A Murray Donald 'For Sale' board will be in evidence.



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## Viewing

If you wish to view this property or require further information or advice, please contact us via our website or by telephone:

Sales Office 01334 656564

Email: [propertysales@murraydonald.co.uk](mailto:propertysales@murraydonald.co.uk)

Web: [murraydonald.co.uk/property](http://murraydonald.co.uk/property)

## Murray Donald LLP

Cupar Property Department  
35 Bonnygate  
Cupar  
Fife  
KY15 4BU

## Offers

A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Offers should be submitted in Scottish legal terms to: -**

## Murray Donald LLP

Cupar Property Department  
35 Bonnygate  
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Or through LP5 Cupar  
Fax: 01334 476366