

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

21 ORCHARDGATE, CUPAR, KY15 5AG



SECURITY ENTRY SYSTEM, COMMUNAL STAIRCASE, ENTRANCE HALLWAY, GOOD SIZED LOUNGE, FITTED KITCHEN, THREE BEDROOMS, BATHROOM. GARDEN AREA TO REAR & SIDE (WITH LARGE TIMBER SHED) & GAS CENTRAL HEATING, DOUBLE GLAZING.



VIEWING HIGHLY RECOMMENDED

Viewing by appointment telephone Cupar 01334 656644

OFFERS AROUND £72,500

www.williamsgraywilliams.co.uk

Situated within minutes walk of Cupar's thriving town centre this **FIRST FLOOR FLAT** must be viewed in order to appreciate the level of accommodation which is being offered. The property benefits from gas central heating backed up with double glazing making it a warm and economical home to run. It is an ideal purchase for the 1st Time Buyer / Buy to let or indeed a comfortable family home. Cupar has excellent shopping, educational and recreational facilities including golf courses, tennis courts, a bowling club and leisure centre. Primary education and secondary education are within easy walking distance of the property itself with further education available at nearby Elmwood College. There are excellent links to the motorway system allowing Dundee, Kirkcaldy, Dunfermline and Edinburgh all to be reached within a comfortable drive. Cupar also benefits from its own main line railway station for today's non driving commuter and in addition to this there is a good local bus route.

ENTRANCE

Entrance to the property is via a security entry system. The property is located on the 1st floor. A wooden door with an opaque window to centre gives access to the hallway.

HALLWAY

Fitted carpet. Doors connect to the lounge, kitchen and three bedrooms. Radiator. Smoke alarm. Telephone entry system.

LOUNGE 5.06m x 3.47m (16'7" x 11'4")

The lounge has a triple window to the front of the property. Fitted carpet. Gas fire in tiled surround provides a focal point to the room. Built-in glass display with shelving and cupboard below. TV point, telephone point. Radiator.

KITCHEN 2.69m x 2.31m (8'10" x 7'7")

Vinyl flooring. The kitchen is fitted with base level and wall mounted units with co-ordinating work surfaces. Stainless steel sink with right hand drainer and mixer over. Partial tiling to walls. The gas central heating boiler is located to one wall. Free standing cooker to be included in the sale price. Extractor hood. Double window to the rear.

BEDROOM ONE 3.17m x 3.08m (10'5" x 10'1")

Fitted carpet. This good sized double bedroom has wall to wall fitted wardrobes providing ample hanging and shelving facilities. Double window to the side of the property. Radiator.

BEDROOM TWO 3.35m x 2.67m (11' x 9'9")

Fitted carpet. Window to the front of the property. Radiator.

BEDROOM THREE 3.17m x 2.34m (10'5" x 7'8")

Fitted carpet. Window to the front of the property. Radiator.

BATHROOM 1.91m x 1.76m (6'3" x 5'9")

Natural light and ventilation from an opaque glazed window to the rear of the property. The bathroom is equipped with a three piece suite comprising of bath, wash hand basin in vanity unit and W.C. Vinyl flooring. Tiled splash-backs.

GARDEN

To the rear the garden is laid with ease of maintenance in mind and is laid to chips. Rotary clothes dryer. Brick built shed. To the side of the building there is a further area laid to chips. Large timber shed.

DIRECTIONS

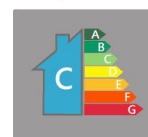
From our office turn left up the Bonnygate Turn left into Provost Wynd. At top of Provost Wynd turn right continue up taking the second right into South Union Street then right again into Orchardgate. The property is located on the right hand side. A For Sale board will be in evidence.

SERVICES

Gas, electricity, water, telephone and drainage.

VIEWINGS

By appointment through Williams Gray Williams, 7 St Catherine Street, Cupar. Telephone 01334656644



ENERGY RATING - C