



ROLLOS

6 EDEN COURT

CUPAR KY15 5US

6 EDEN COURT, CUPAR, KY15 5US

OFFERS OVER £95,000

- Freshly presented flat situated within this prestigious retirement complex
- Lounge/Dining room
- Fitted kitchen
- Double bedroom & Bathroom
- Electric Heating & DG
- Security entry system
- Resident Lounge/Laundry Room
- Guest Suite & Resident's warden
- Vehicular Parking & Garden Grounds

Number six is a spacious flat, which is being offered for sale in fresh decorative order throughout.

The flat is accessed by a door, which leads into the hallway.

The bathroom is fitted with a w.c., wash hand basin and bath with mixer shower. Ceramic wall tiling. Heated towel rail. Dimplex heater.

The double bedroom has window, which offers views over the picturesque river. Built-in storage facilities with mirrored doors.

The lounge/dining offers full-length window, again over looking the river. Timber mantle with electric fire.

The kitchen is fitted with base and wall units with complementing work surfaces, Slim line dishwasher, built-in electric oven. Small refrigerator. Ceramic wall tiling. Window to the rear.

There is electric heating within the property and all the windows are double-glazed.

The flat offers emergency pull cords. There are bus stops close to hand offering access to all main towns and cities. The building is close to Lidl and a short walk to the town centre as well as Tesco.

Within the communal areas there is a resident's lounge, lift, basement laundry and a guest suite is available at a small charge. Externally there are parking facilities to the side of the property and landscaped garden grounds surround the property. The property is ideally situated for the main line railway station across the way.

ROOM SIZES

Bathroom	3.99 x 2.14 (13'1" x 7'0")
Bedroom	2.86 x 6.63 (9'5" x 21'9")
Lounge / Dining Room	3.32 x 8.68 (10'11" x 28'6")
Kitchen	2.38 x 4.66 (7'10" x 15'3")

INCLUDED

All fitted carpets, fitted floor coverings and built-in kitchen appliances mentioned will be included in the marketing price.

SERVICES

Mains water, drainage & electricity

VIEWING

By Appointment Through Our Cupar Office
Telephone
01334 654081

COUNCIL TAX BAND D

EPC RATING C

FLOOR AREA 58sq m





We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation.
Contact our Property Department at any of our offices.

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Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

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