

Lawyers and Estate Agents



9 EAST BURNSIDE, CUPAR, KY15 4BH

Fantastic development opportunity close to town centre.

9 East Burnside is a spacious, centrally located, 4 bedroom upper maisonette requiring complete renovation. The property is set over 2 levels and offers potential to convert in to two separate flats subject to necessary consents. Accommodation comprises entrance hallway, 4 double bedrooms, lounge, kitchen and bathroom.



OFFERS OVER £50,000

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A fantastic opportunity exists to purchase this upper maisonette located close to the town centre. The spacious and flexible accommodation comprises entrance stairwell, lounge, 4 double bedrooms, kitchen and bathroom. The property requires complete renovation but offers scope to convert into two self contained flats. The thriving county town of Cupar offers a wide range of local shops, services and amenities together with its own mainline railway station which lies within walking distance of the property. More extensive shopping and leisure facilities can be found in nearby Dundee or St Andrews.

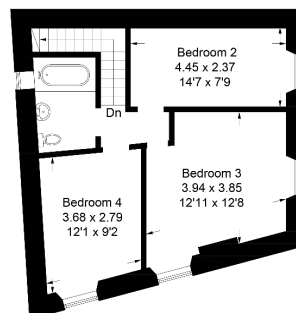
SUMMARY OF FEATURES:

- Upper Maisonette flat set over two levels
- Flexible accommodation
- 4 Double bedrooms
- Lounge
- Kitchen and bathroom
- Development potential
- Close to town centre
- Amounting to approximately 97m²

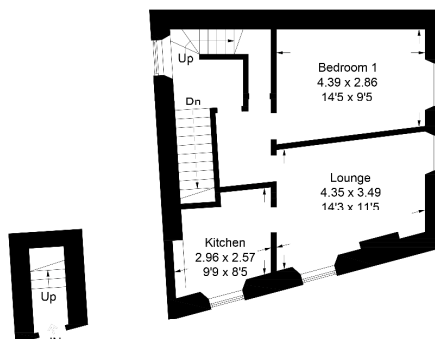


9 East Burnside, Cupar, Fife, KY15 4BH

Approximate Gross Internal Area = 97 sq m / 1044 sq ft



Second Floor



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID495168)

ENERGY RATING - F

DIRECTIONS. Entering Cupar from St Andrews on East Road/A91 continue on to East Bridge and at the roundabout take the second exit on to East Burnside. The property is on the left hand side. A For Sale board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS
NOR DO THEY FORM PART OF AN OFFER TO SELL.