



Flat 1, Royal Mews, 20 St Catherine Street,
Cupar, Fife, KY15 4HH

This is a spacious apartment extending over the basement floor of a fine traditional building in a convenient central location. The property is moments from all local amenities including shops, bars, banks, restaurants, Post Office and main line train station.

Presented in good decorative condition the property benefits from partial double glazing and gas central heating. The accommodation comprises spacious sitting room, modern fitted kitchen, two double bedrooms and Jack and Jill bathroom with bath and separate shower unit. There is a shared courtyard to the front incorporating storage facilities.

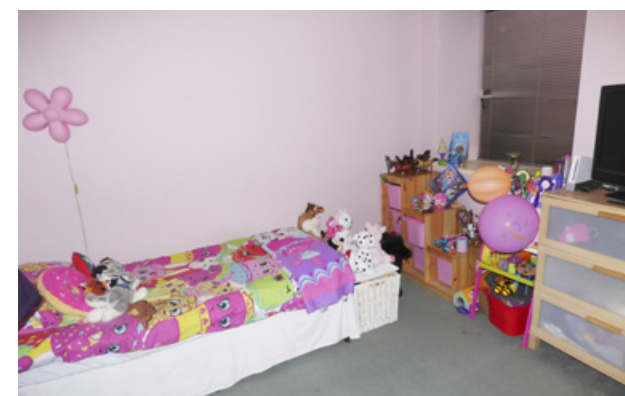
This lovely flat would make a perfect investment property or permanent residence. Viewing is highly recommended to appreciate the size of the accommodation on offer.

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 offers a range of 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.

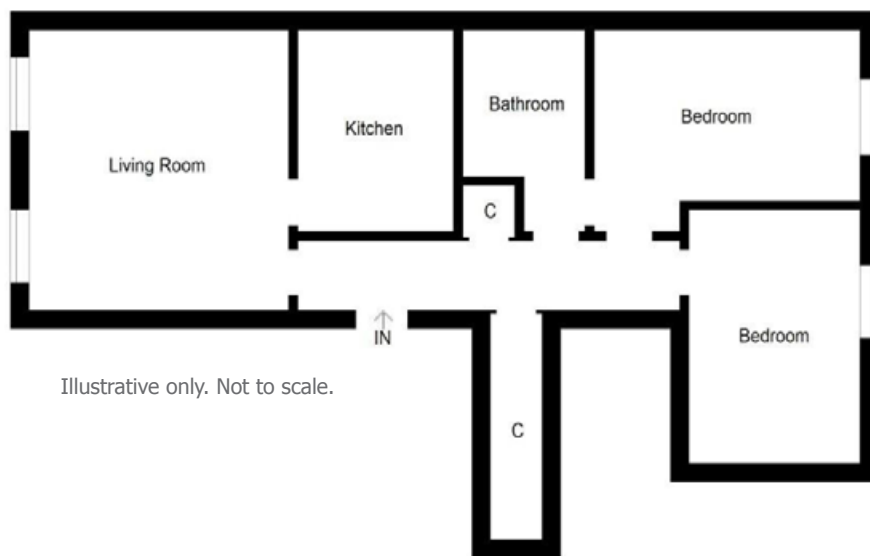
- Spacious Basement Flat
- Fine Traditional Building
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom with Shower
- Partial Double Glazing
- Gas Central Heating
- Shared Courtyard
- Close to train station
- High Amenity Location
- EPC Rating D



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Room Dimensions

| | | |
|--------------|--------------|-----------------|
| Sitting Room | 16'6 x 10'11 | (5.03m x 3.33m) |
| Kitchen | 11'8 x 8'2 | (3.56m x 2.49m) |
| Bedroom One | 13'11 x 11'1 | (4.24m x 3.38m) |
| Bedroom Two | 11'6 x 10'9 | (3.51m x 3.28m) |
| Bathroom | 11'6 x 6'5 | (3.51m x 1.96m) |



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

Cupar: 49 Bonnygate, Cupar, KY15 4BY

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