



Lot 1- Post Office/ Shop

6 South Street, Kingskettle, KY15 7PL

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft

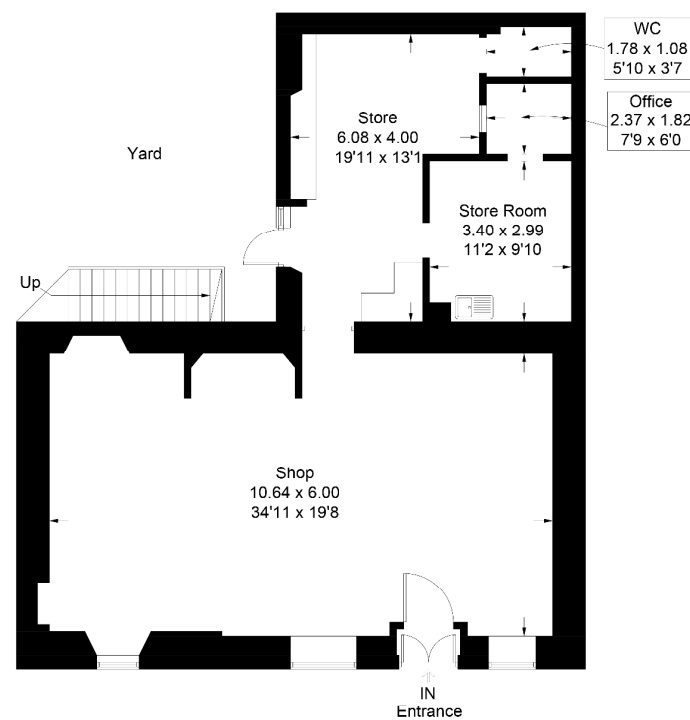
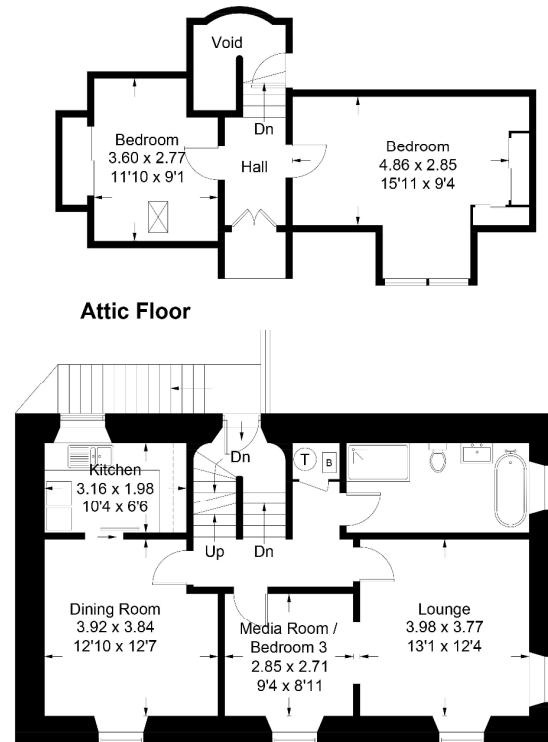


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID543720)

Lot 2 - Maisonette Flat

8 South Street, Kingskettle, Cupar, Fife, KY15 7PL

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID541777)

ENERGY RATING FOR MAISONETTE FLAT - D

COUNCIL TAX BAND FOR MAISONETTE FLAT - C

DIRECTIONS - Travelling from Cupar towards Glenrothes on the A914 continue for 6 miles before turning right onto B9129 and then left onto South Street. The property is located on the right and a For Sale Board will be evident.

VIEWING - Contact Messrs Williams Gray Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

WHILE THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED BY THE SELLING AGENT, NOR DO THEY FORM PART OF ANY OFFER TO SELL

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents



6/8 SOUTH STREET KINGSKETTLE, KY15 7PL

FOR SALE AS A WHOLE OR IN 2 SEPARATE LOTS

LOT 1 - SHOP & STORE PREMISES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT & PLANNING PERMISSION FOR A FLAT WITH A SEPARATE 1 BED COTTAGE ANNEX

LOT 2 - 2/3 BEDROOM UPPER MAISONETTE FLAT.

6-8 South Street is a substantial detached two storey & attic property with the village shop set at street level and a 2/3 bedroom maisonette flat occupying the floors above. Potential exists to develop the shop for residential use subject to planning permission being granted for a flat and 1 bedroom cottage annex to the rear. Available to purchase as a whole or in two separate lots.

Viewing by appointment telephone Cupar 01334 656644

LOT 1 : OFFERS OVER £125,000

LOT 2 : OFFERS OVER £115,00

www.williamsgraywilliams.co.uk

LOT 1: SHOP & STORE PREMISES WITH POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL ACCOMMODATION & PLANNING PERMISSION FOR A FLAT WITH A SEPARATE 1 BEDROOM COTTAGE ANNEX TO REAR

The ground floor of the building is currently run as a village shop and post office but potential exists to develop these existing retail premises, with store rooms to the rear, into residential accommodation, subject always to receiving the necessary consents. Planning permission has been explored to develop further premises to the rear of the building into a one bedroom cottage annex with garden ground. The property comprises main sales area to the front of the premises opening to 2 storage areas with small office and WC to the rear.



LOT 2: UPPER MAISONETTE FLAT

8 South Street is a light and spacious 2/3 bedroom maisonette set within the upper floors of this substantial detached two storey and attic property with the village shop occupying the ground floor. Accommodation comprises large living room (potential exists to reinstate the wall to create a third bedroom), 2 double bedrooms, (the master bedroom has lovely views out towards Kettle Hill), family bathroom, good sized dining room opening to modern fitted kitchen with 'Rangemaster' gas cooker. The property benefits from gas central heating, double glazing and generous storage facilities. Access to the flat is via stone steps to the rear of the building.

