



19 Eden Court, Cupar, KY15 5US
Offers over £185,000



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OFFERS OVER
£185,000

Number nineteen is a spacious freshly presented two-bedroom flat which is situated on the ground level of this centrally positioned up market retirement complex.

The accommodation is entered via a door which leads into the hallway. Two deep cupboard, one shelved.

The superb, spacious bright lounge/dining room offers patio doors with Juliet balcony from which open views are offered over the picturesque river. The kitchen is fitted with base and wall units with complementing work surfaces. Integral electric hob and oven, fridge & freezer. Double window overlooking the river.

From the hallway access is gained to the bathroom, which is fitted with a w.c., wash hand basin set within a vanity area and bath with over bath mixer shower. Ceramic wall tiling. The first bedroom offers double windows offering views towards the river.

The second bedroom has built in mirrored storage wardrobes along one wall. Windows overlooking the river.

The en-suite is fitted with a w.c., wash band and separate shower with mixer shower. Heated towel rail.

All windows are double-glazed and there is electric heating within the property.

Within the complex there is a delightful,

comfortable residents lounge, lift, basement laundry, and a guest suite which is available at a charge. Externally there are parking facilities to the side of the property and landscaped gardens surround the building.





- Impressive apartment within prestigious retirement complex
- Lounge /dining room
- Fitted kitchen
- Two double bedrooms on ensuite
- Bathroom
- Electric heating & D.G.
- Resident's lounge & Guest suite
- Lift & Basement laundry
- Communal parking & Gardens
- Entry phone system

INCLUDED

All fitted carpets, fitted floor coverings, built in kitchen appliances are included in the marketing price.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND E

EPC RATING B

FLOOR AREA 60 sqm







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Room Sizes

Approximate measurements

Lounge	10'11" x 28'2"	3.33 x 8.58
Fitted kitchen	2.38 x 7'6"	2.38 x 2.28
Bedroom	9'4" x 21'7"	2.85 x 6.58
Bedroom	9'6" x 22'5"	2.89 x 6.82
En suite	5'10" x 6'7"	1.77 x 2.01
Bathroom	6'10" x 5'9"	2.09 x 1.75



Plan demonstrative only



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