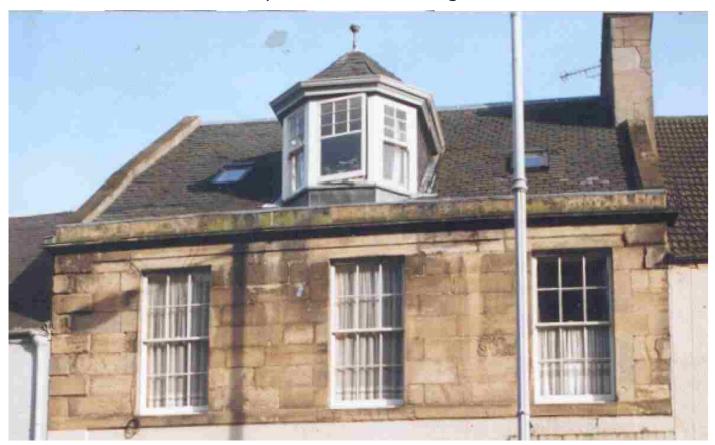
WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents



SECOND FLOOR FLAT, 52C CROSSGATE, CUPAR, KY15 5HS

This centrally located 2 bedroom flat is set on the top floor of a delightful Georgian building above Realm Chiropractic clinic in the heart of Cupar. The property is full of character with accommodation comprising 2 bedrooms, bright and spacious open plan kitchen lounge with dining area and a good sized shower room which doubles as a utility room. It benefits from shared main door access to the front, gas central heating, secure entry phone system and private parking for one vehicle. A shared rear staircase and driveway from Waterend Road provide access to the parking area. A vast array of local shops, services and amenities can be found within a short stroll of the property including a choice of supermarkets and the main line train station. Regular bus services also connect the area to St Andrews, Dundee, Perth and Edinburgh.







OFFERS OVER £75,000

The property provides bright and spacious accommodation within a stone's throw of all local amenities. The property has floor coverings, kitchen white goods and basic furniture. The contents are available as seen or can (apart from the floor coverings) be removed, if desired.

SUMMARY OF FEATURES:

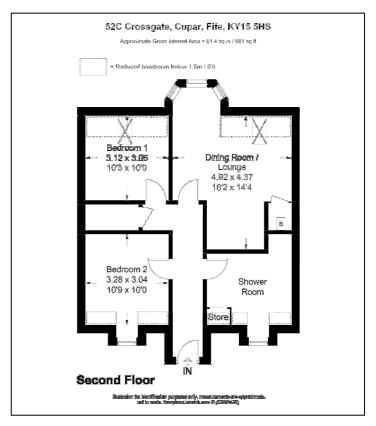
- Second floor flat in superb town centre location
- 2 bedrooms, 1 double
- Open plan living room/kitchen/diner
- Utility/ shower room
- Large floored attic
- Gas central heating
- Secure entry system
- Driveway with private parking space











ENERGY RATING - D COUNCIL TAX BAND - B

DIRECTIONS – Entering Cupar heading west on the A91 turn left onto Crossgate and the destination is on the left. A For Sale board will be evident.

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