



## 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

## SUMMARY OF FEATURES:

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- A photograph of a modern living room. The room features a black leather sofa with three cushions (two striped, one solid white) positioned against a light-colored wall. A wooden coffee table with a metal frame stands to the right of the sofa. A large window on the left side of the room provides natural light. The floor is made of light-colored wood. The ceiling is white with a modern, multi-tiered pendant light fixture hanging from it. The overall aesthetic is contemporary and minimalist.



**VIEWING** – Contact Messrs Williams Grav Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

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