



ROLLOS

22 SOUTH UNION STREET

CUPAR KY15 5BB

- Spacious upper flat positioned within this handsome building
 - Entrance vestibule/porch
 - Hallway
- Breakfasting kitchen
 - Lounge
 - Double bedroom
- Family bathroom
 - G.C.H., D.G.
 - Shared drying green

Number twenty two is a spacious property which forms the upper level of this handsome building. The building is situated within a prime central position of the town.

The accommodation is entered via a door, which leads into the entrance vestibule/porch. Single glazed. A further door with glazed pane opens into the hallway.

The bathroom is fitted with a w.c., wash hand basin, and bath with over bath electric shower. Opaque window.

The delightful lounge offers two double windows to the front.

Within the hallway there is a deep walk in storage cupboard.

The attractive breakfasting kitchen is fitted with base and wall units, co-ordinating work surfaces and stainless steel sink and drainer. Integral electric oven and hob with extractor. Space for fridge / freezer and washing machine. Double window to the rear.

The double bedroom has a double window to the front.

External storage cupboard.

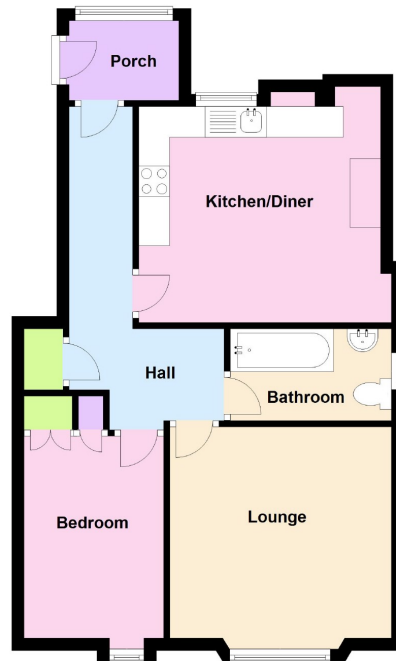
Shared section area of garden laid to lawn.

Cupar town offers a compressive range of shopping and recreational activities as well as primary and secondary schooling. The mainline railway station is a 10 15 minute walk from the flat and an excellent bus service runs through the town

ROOM SIZES		INCLUDED	VIEWING
Bathroom	1.60 x 2.70 (5'3" x 8'10")	All fitted carpets and fitted floor coverings will be include in the marketing price.	By Appointment Through Our Cupar Office Telephone 01334 654081
Lounge	3.69 x 3.77 (12'1" x 12'4")		
Breakfasting kitchen	3.59 x 4.19 (11'9" x 13'9")		
Bedroom	2.35 x 3.40 (7'9" x 11'2")		
		SERVICES	COUNCIL TAX BAND A
		Mains water, drainage, electricity and gas are connected to the property.	EPC RATING D
			FLOOR AREA 52sq m



Demonstrative only, not to scale



We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation.
Contact our Property Department at any of our offices.

67 Crossgate, Cupar, Fife KY15 5AS
Tel: 01334 654081 Fax: 01334 656350
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD
Tel: 01337 828775 Fax: 01337 827102
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX
Tel: 01334 477700 Fax: 01334 478282
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA
Tel: 01592 759414 Fax: 01592 754530
e-mail: glenrothes@rollos.co.uk

Web site: www.rollos.co.uk

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