

Cupar
10A St. Catherine Street

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Estate Agency & Lettings





10A St. Catherine Street, Cupar,
Fife, KY15 4HH

Reference: GLS180289

This generously sized, two storey apartment is located within Cupar town centre and occupies the ground floor and basement levels within a traditional building.

The property is entered via a secure entrance door located on Castle Hill into a shared entrance reception hall and foyer.

10A is accessed from the foyer into a vestibule area providing access to the lounge dining room and kitchen on the ground floor. The lounge dining room benefits from a large window formation, shelved alcove with storage below and a feature fireplace.

The kitchen is fitted with integrated electric hob, oven and extractor hood with a sash and case window overlooking the courtyard area. A door to the rear of the lounge dining room takes you to the staircase with a storage cupboard on the landing.

The stairs lead to the basement level where you will find a spacious double bedroom with fitted wardrobes and a storage cupboard. The bathroom is fitted with a modern white suite with separate shower cabinet. There is also a door to a small private courtyard area, a useful utility room with window overlooking the courtyard, a further internal staircase returning to the foyer and a walk-in storage cupboard/box room.

The property benefits from gas central heating. Early viewing is recommended.

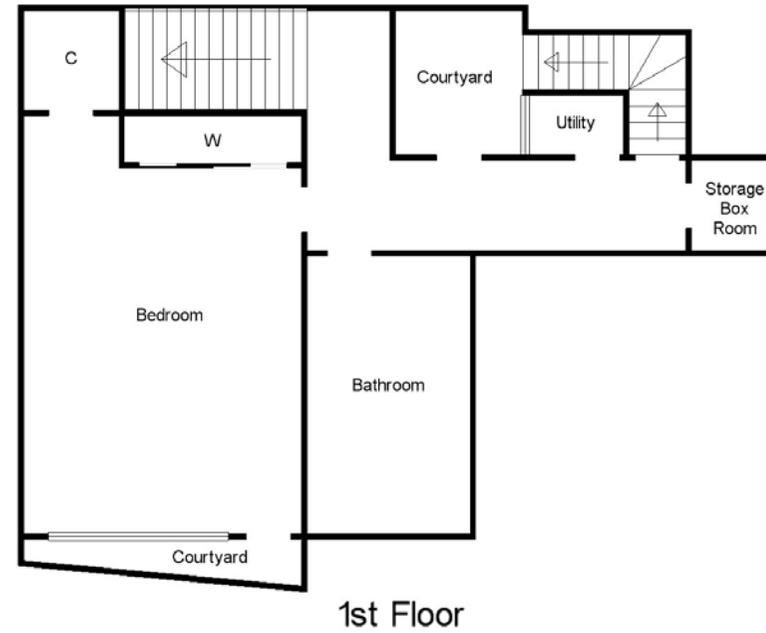
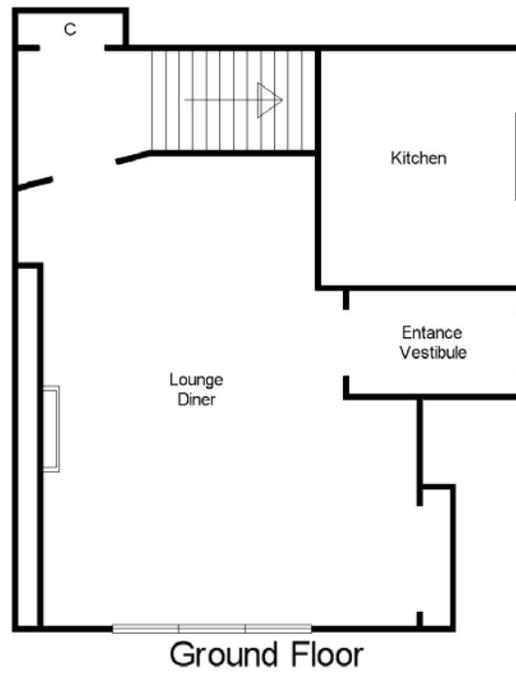
Please refer to published Home Report for EER Band.











Room Dimensions...

Lounge Dining Room	21'3" x 12'10" (6.48m x 3.91m)
Kitchen	9'10" x 5'9" (3m x 1.75m)
Bedroom	17'11" x 14'4" (5.46m x 4.37m)
Bathroom	12'7" x 5'9" (3.84m x 1.75m)
Storage/Box Room	9'8" x 3'10" (2.95m x 1.17m)

Your local office...

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