



Thorntons 

31 Kinloss Crescent,
Cupar, Fife, KY15 4EB



BUY TO LET OPPORTUNITY - 31 Kinloss Crescent, Cupar is being marketed as an ideal buy to let. The property is currently tenanted with long terms tenants.

Guaranteed monthly rent.

Excellent Tenants

This is a ground floor flat which is currently kitted out for the disabled tenants with a large off street parking to the front, ramp access to the front door and substantial rear garden.

The accommodation comprises entrance vestibule, hall, sitting room, kitchen, three double bedrooms and bathroom. A utility cupboard is located to the end of the hall.

This property benefits from double glazing and gas central heating and has been well maintained by the current landlord and tenants.

If you are looking to invest in a Buy to Let property then this is the property for you!

Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

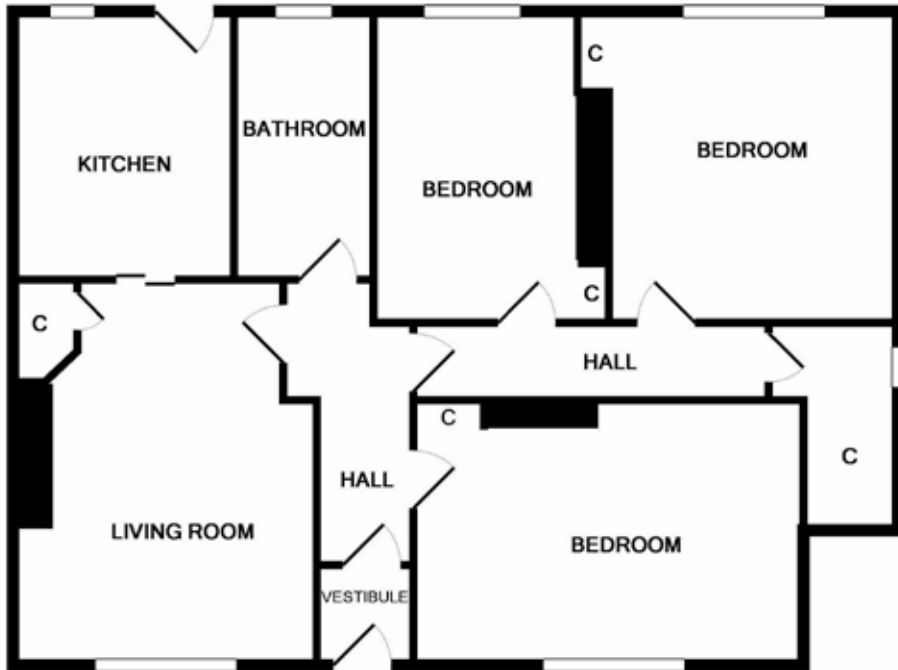
One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.

31 Kinloss Crescent, Cupar, Fife, KY15 4EB
Room Dimensions

Sitting Room	x 11'1	(4.88m x 3.38m)
Kitchen	8'2 x 10'3	(2.49m x 3.12m)
Bathroom	9'9 x 5'6	(2.97m x 1.68m)
Bedroom 1	15'6 x 10'8	(4.72m x 3.25m)
Bedroom 2	10'10 x 7'10	(3.30m x 2.39m)
Bedroom 3	10'0 x 7'10	(3.05m x 2.39m)



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Illustrative only. Not to scale.

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Thorntons

Cupar: 49 Bonnygate, Cupar, KY15 4BY
Tel 01334 656564 Fax 01334 476366
E: cupar@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk
Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk
St Andrews: Tel 01334 474200 E: standrews@thorntons-law.co.uk

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PSPC



TSPC



Life Solicitors Property Centre

SPC

SCOTLAND

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1 Public



Off Street
Parking



3 Bed



EPC Rating



1 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.