



100 Balgarvie Crescent, Cupar, Fife, KY15 4EG



- First Floor Flat
- Ideal Rental Investment
- Requires Upgrading
- Living Room

- Double Bedroom
- Kitchen
- Bathroom
- DG

- New GCH System
- EPC Rating C

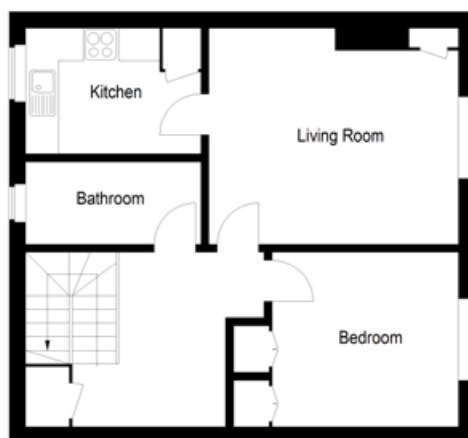
Thorntons are delighted to market this one bedroom flat, an ideal rental investment or indeed suitable for a first time buyer. This upper flat comes to the market requiring some upgrading and modernisation and is priced to reflect the works required.

The accommodation comprises entrance stair leading up to a spacious landing with large storage cupboard and doors to Living Room, Double Bedroom and Bathroom. The living room has window to the front, sealed over fireplace which could easily be reinstated if required and door into the kitchen. The kitchen requires to be upgraded but is currently fitted with a variety of base and wall units, along with space and plumbing for white goods. The double bedroom has window to the front and fitted cupboard and the bathroom is fitted with a three piece suite.

There is an area of garden to the rear of the property laid to lawn and there may be scope to purchase additional land from the local council if required.

The property benefits from double glazing and newly fitted gas central heating system.

Living Room	15'11 x 11'11	(4.85m x 3.63m)
Kitchen	10'9 x 7'6	(3.28m x 2.29m)
Bedroom	13'2 x 10'4	(4.01m x 3.15m)
Bathroom	10'3 x 4'10	(3.12m x 1.47m)



Illustrative only. Not to scale



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