



30 Kirkgate
| Cupar | KY15 5AL

Thorntons 
Let's get a move on!



Well presented end terraced home with shared pend, private garden and parking space. Centrally located home close to shops on Bonnygate and Crossgate as well as travel options by bus to St Andrews and bus/train towards Edinburgh or Dundee.

Upgraded over the last few years including cavity wall insulation, loft insulation, new skirting boards, flooring and Worcester combi boiler. Many extras, including 'Bosch' washing machine, free standing fridge freezer, Marks and Spencer curtains and barstools. The front door leads to the entrance hall with recess benefiting from built in storage. The endpoint for broadband Internet is under the stairs, with an Ethernet cable running underneath the floor to the far end of the living room. The living room benefits from open shelving and a wall mounted tv bracket, the satellite dish outside is also to be included within the sale price.



The kitchen is well equipped with a 'Bosch' washing machine, electric hob, oven, free standing fridge freezer and breakfast bar complete with three stools. All of the kitchen items including the kettle, toaster, wall clock etc are all to be included. A back door leads to the shared pend where wheelie bins can be stored. The first floor has the large double bedroom with deep walk in wardrobe. A pleasant open aspect over the church yard looks toward the church spire. The second bedroom has a pleasant aspect over gardens, rooftops toward the hills. This bedroom has a deep fitted cupboard. The bathroom has a white suite with over bath shower, there is a most useful slatted panel that provides a drying seat over the bath.

The attic space which is accessible via a hatch above the landing provides useful additional storage. All of the contents left in the house are to be included within the sale price. The garden is accessed via a path between the neighbours garden. The garden for the property is at the far right hand corner, there is a hedge, raised vegetable beds planted with mint and currants. A timber shed and the bench are also to be included. There is hard standing below the kitchen window beside a dropped kerb, this has been used a parking space previously. For much of the past millennium, Cupar was the county town of Fife and is still a remarkably bustling town that remains the natural centre of a large part of eastern Fife. Much of the bustle centres around the main shopping streets of Crossgate and Bonnygate which converge on the Unicorn surmounted Mercat Cross.



- End-terraced Villa
- Central location
- Close to Amenities
- Living Room
- Many Extras Included
- Breakfasting Kitchen
- Two Bedrooms
- Bathroom, Rear Garden
- DG, GCH, EPC-D.



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|---------------|------------------------------|
| Entrance hall | |
| Sitting Room | 13'7 x 11'3 4.14m x 3.43m |
| Kitchen | 20'11 x 6'1 6.38m x 1.85m |
| Bedroom 1 | 11'5 x 10'2 3.48m x 3.10m |
| Bedroom 2 | 13'11 x 9'6 4.24m x 2.90m |
| Bathroom | 6'7 x 5'6 2.01m x 1.68m |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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