

T: 01334 656564

E: [cupar@thorntons-law.co.uk](mailto:cupar@thorntons-law.co.uk)  
[www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

Dundee | Anstruther | Arbroath | Cupar | Edinburgh  
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**Thorntons**   
*Let's get a move on!*



17 Kirk Wynd  
| Cupar | KY15 5AW

Offers Around £79,000

Sitting Room	17'5 x 12'0	5.31m x 3.66m
Dining Kitchen	16'2 x 6'6	4.93m x 1.98m
Bedroom 1	12'0 x 11'9	3.66m x 3.58m
Bedroom 2	12'8 x 6'3	3.86m x 1.91m
Bathroom	8'5 x 4'8	2.57m x 1.42m



£12,500 BELOW HR VALUE!!!  
IDEAL BUY TO LET INVESTMENT

A traditional main door, ground floor flat in the very centre of Cupar. The accommodation comprises: entrance hall, living room with open press cupboard and working shutters, leading through to the breakfasting kitchen. The kitchen has a breakfast bar, gas hob, integrated oven and a large picture window overlooking the courtyard. The back door leads to a shared courtyard garden with traditional 'set' style paving. The external access stair to the upper flat is within the courtyard, there are two sheds one belonging to each flat and a gate to Kirk Wynd. The first of the two bedroom looks to the front of the property and has working shutters. The second bedroom has a high window. The family bathroom has a three piece suite comprising bath, wash hand basin

- Below HR value!!
- Handsome Traditional Flat
- Ground Floor
- Self Contained Entrance
- Shared Courtyard Garden
- Living Room, Breakfasting Kitchen
- Two Bedrooms
- Bathroom with shower

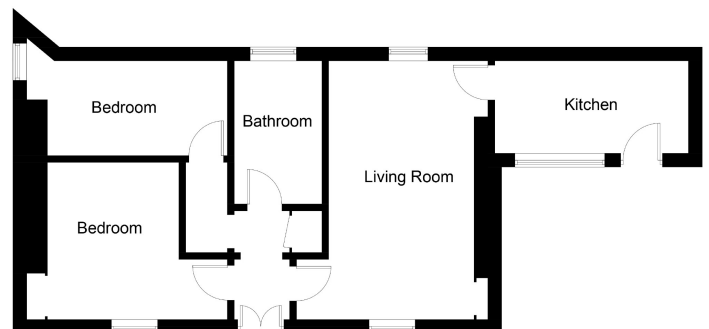


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