

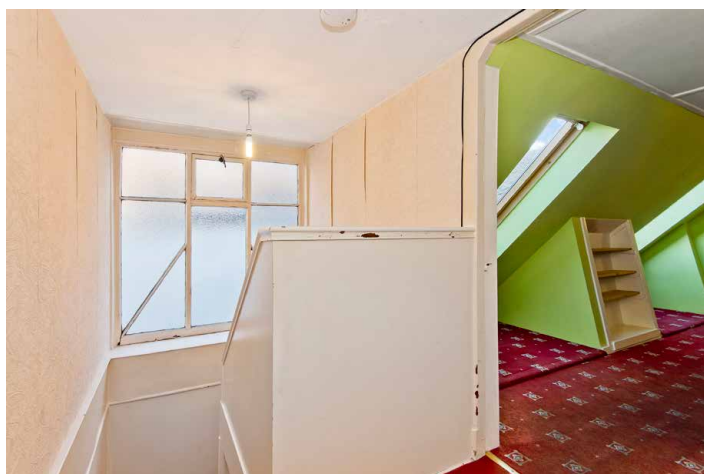
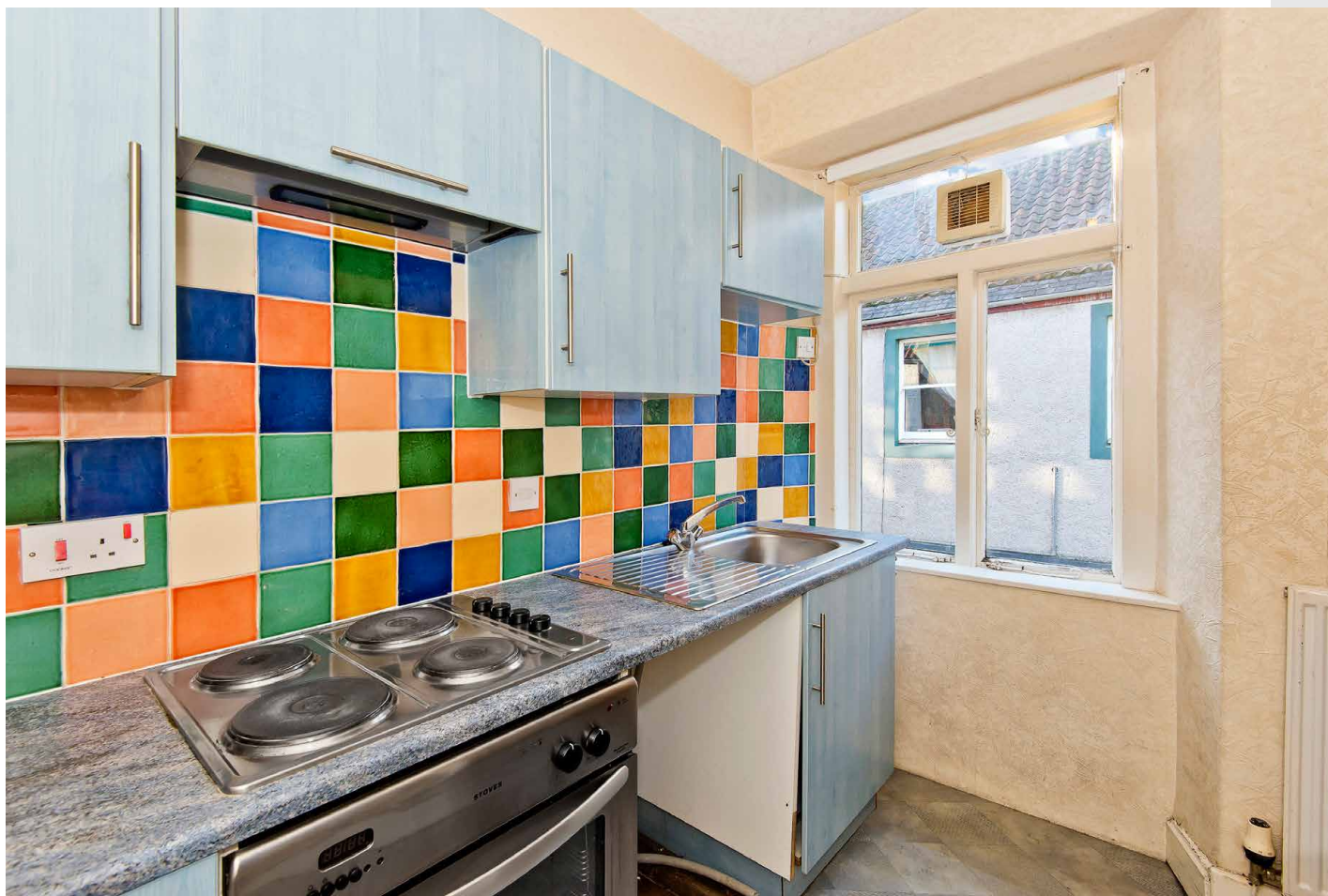
**Thorntons**  
*Let's get a move on!*



16a Lady Wynd, Cupar, Fife, KY15 4DE

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## Exciting First time buyer or Investment Opportunity.

*Situated in the heart of Cupar and boasting spacious accommodation over two levels, this maisonette apartment is not to be missed!*

Requiring some modernisation throughout, the accommodation comprises; Entrance hallway, bright and spacious lounge, breakfasting kitchen fitted with wall and base mounted units and ample space for appliances, three piece family bathroom on the upper level fitted with W.C, bath with shower above and wash hand basin. Three generous double bedrooms across two levels - one of which could be utilised as a dining room.

Located in Cupar town centre, with ample amenities on your door step, walking distance to primary and secondary schools, doctor surgery, super markets and recreational areas are all just a stones throw away.

The mainline railway station is approximately a 10 minute walk from the property and an excellent bus service runs through the town, connecting it to other major towns and cities, which include; Dundee, St Andrews, Kirkcaldy, Edinburgh and Glasgow.

EPC Rating - D



*"...Exciting first time buyer or investment opportunity - Situated in the heart of Cupar and boasting spacious accommodation over two levels this maisonette apartment is not to be missed..."*

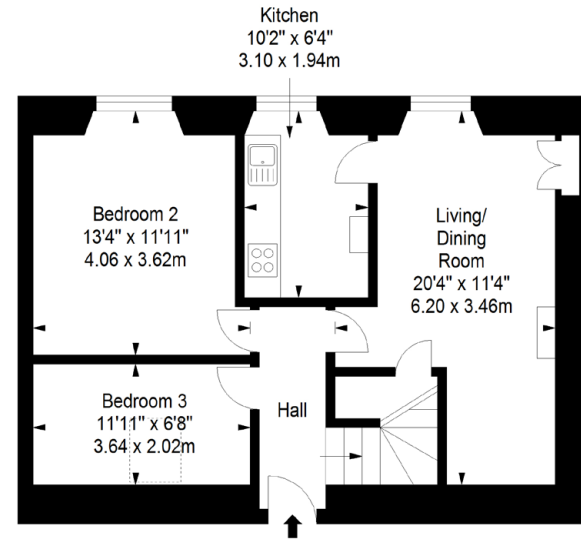






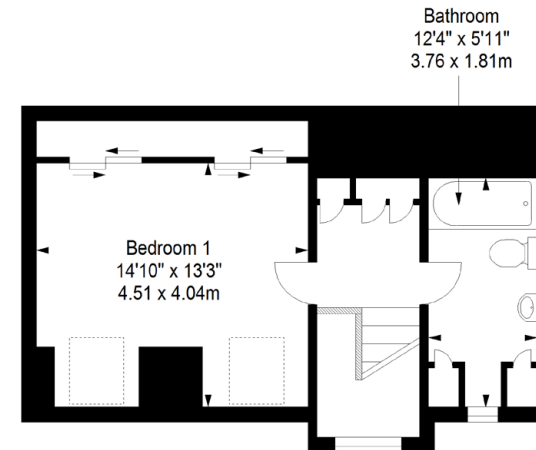
### First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



### Second Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

**ēspc fifeēspc**  
All you need