

OUTSIDE

To the rear is a small yard with garden timber shed and gravelled area door to passageway.

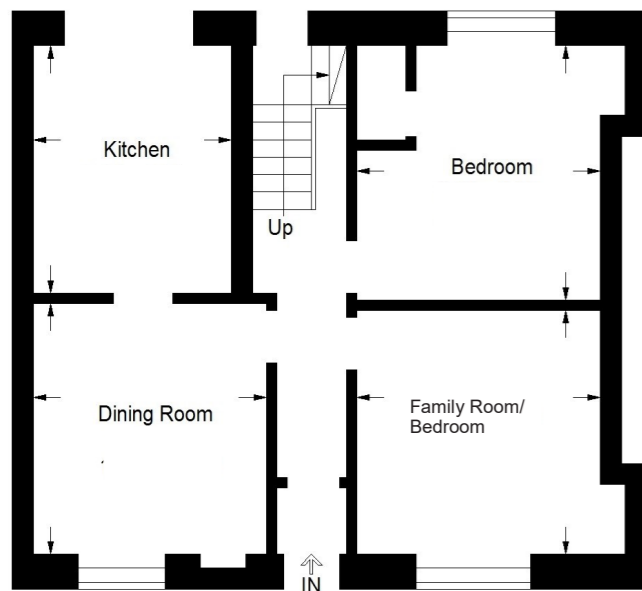
SERVICES

Mains electricity, gas, water and drainage.

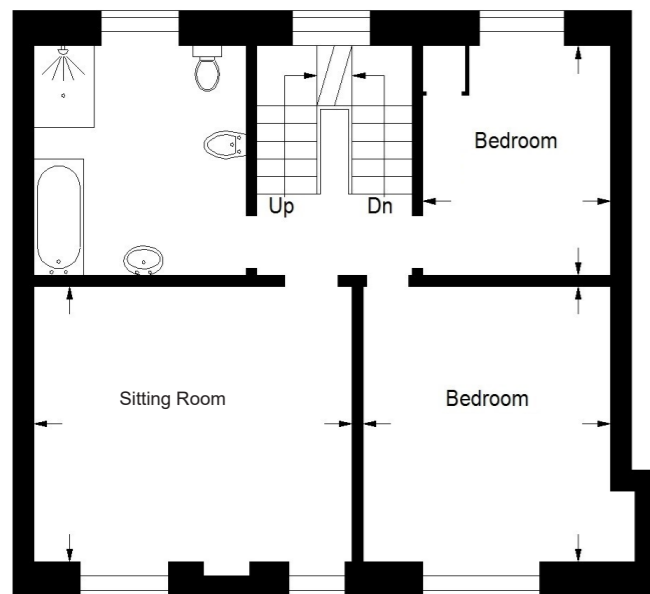
VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

Approximate Gross Internal Area = 174.6 sq m / 1879 sq ft



Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band C The annual Council Tax payable at present is £1716,95

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale. Other moveable contents are also included in the sale.

ASKING PRICE

Offers over £285,000

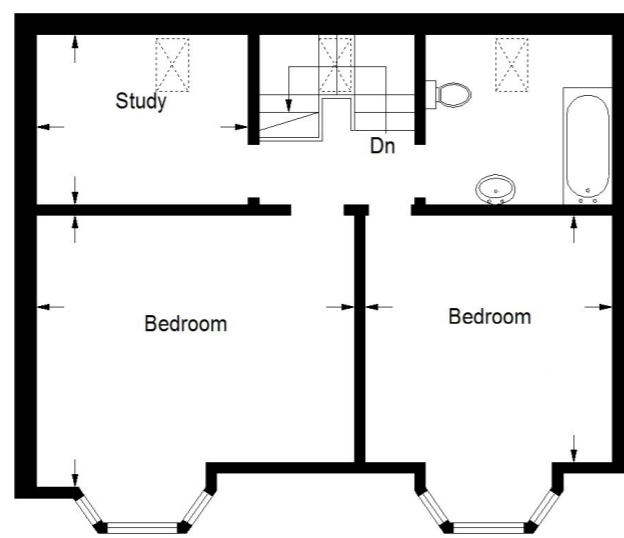
OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2024 Licence Number 100010747.



Room In Roof

Illustration For Identification Purposes Only. Not To Scale (ID1098232 / Ref:88479)

Dundee 14.0 miles

Kirkcaldy 18.6 miles

St. Andrews 9.9 miles

Edinburgh 46.3 miles

96 Bonnygate Cupar Fife



Family home in the heart of the town centre close to all day to day amenities.

Accommodation:

Sitting Room, 6 Bedrooms, Kitchen, 2 Bathrooms, Study

Gas Central Heating
Courtyard to rear

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

96 Bonnygate is a traditional townhouse built about 200 years ago in the heart of the town. In recent years it has been modernised to provided a comfortable family home over three floors.

On the ground floor are two bedrooms, and a dining kitchen, A curved staircase leads up to the sitting room, two bedrooms and a family bathroom. On the top floor are two bedrooms, a second bathroom and study.

Outside is a small yard to the rear with timber shed.

SITUATION

Cupar has a wealth of facilities including independent shops, supermarkets, leisure centre and mainline railway station allowing access to Dundee and Edinburgh.

There are numerous primary schools, a secondary school and excellent college. Sports are also well catered for with a golf course , popular rugby club and bowling.

DIRECTIONS

From the town centre head west on Bonnygate towards Kinross, 96 Bonnygate is on the left opposite the churches.

For route planning the post code is KY15 4LB
What 3 words: Assure • Legworth • Potions

PARTICULARS OF SALE

The property is entered through Hardwood door into hall.

Kitchen (s) Floor and wall units. Stainless steel sink. Plumbing for washing machine and dishwasher. Samsung fridge freezer. Sharp Microwave, space for range cooker. Extractor fan. Door to garden.
3.68 X 2.84
12'1 X 9'3"

Dining room (N) Fireplace , shelved press, radiator.
3.64 X 3.14m
11'11" X 10'3"



Sitting Room ((N)x2) Fireplace, radiator, deep cornice, dado Rail.
4.50 X 4.05m
14'9" X 13'3"



Study (S) Velux(s)
2.97 X 2.49 m
9'9" X 8'9"

Bedroom 1 (N) Fireplace, Cupboard, housing gas and electric meters, radiator.
3.57 X 3.53m
11'8" X 11'7"



Bedroom 3 (N) Radiator, fireplace, cornice, Shelved press.
3.56 X 4.21m
11'8" x 13'10"

Bedroom 4 (S) Radiator, cupboard housing gas boiler.
3.26 X 2.65 m
10'8" X 8'8"



Bedroom 6 (N) Fireplace, Radiator , Window seat
4.24 X 3.79 m
13'10" X 12'5"



Bedroom 2 (S) Shelved Press, display alcove, Radiator
3.67 X 3.76 m
12" X 12'4"



Family Bathroom (S) Radiator, WC, wash hand Basin, Shower cubicle, bath, bidet.

Bedroom 5 (N) Fireplace, radiator, window seat
3.64 X 3.78 m
11'11" X 12'5"

Bathroom (S) Bath, WC, wash hand basin, Radiator, Extractor Fan
2.54 X 2.72
8'4" X 8.11"

