

**Thorntons**   
The right way to move



45C, Kirkgate, Cupar, KY15 5AL

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## 45C Kirkgate, Cupar

*Quaint and characteristic C-Listed studio apartment located in the heart of Cupar, and conveniently placed within walking distance to all amenities and travel options.*

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages including St Andrews and proves popular with university students. The property is suited to an array of purchasers with no forwarding chain.

The accommodation comprises: Shared walkway and shared entrance stairwell. Well-presented living space with feature fireplace, the kitchen area is modern and has integrated oven, hob and extractor and free standing fridge freezer and washing machine will be included within the sale as well as further furniture if required. Shower room. Sash & Case Windows. Oak Flooring.

EPC - G

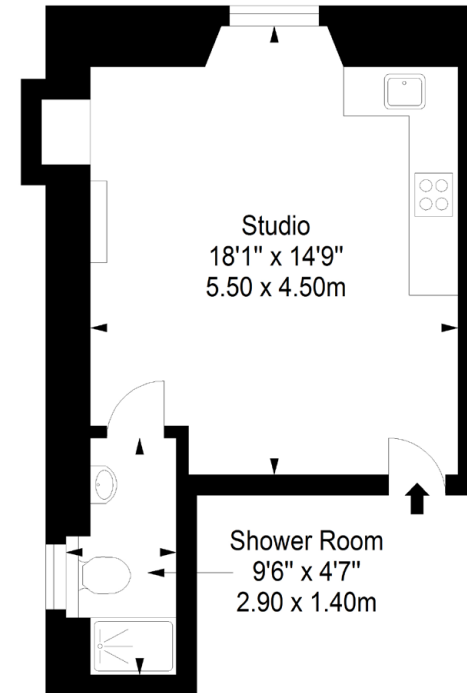
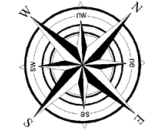








First Floor  
Approx. 26.6 sq. metres (286.3 sq. feet)



Total area: approx. 26.6 sq. metres (286.3 sq. feet)

## Cupar

Cupar enjoys a wide range of amenities including good local shops all on your doorstep. One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.