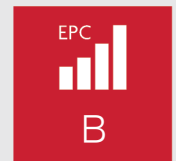




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3 Sutherland House,

Wemysshall Road, Ceres, Cupar,
Fife, KY15 5LX





Summary

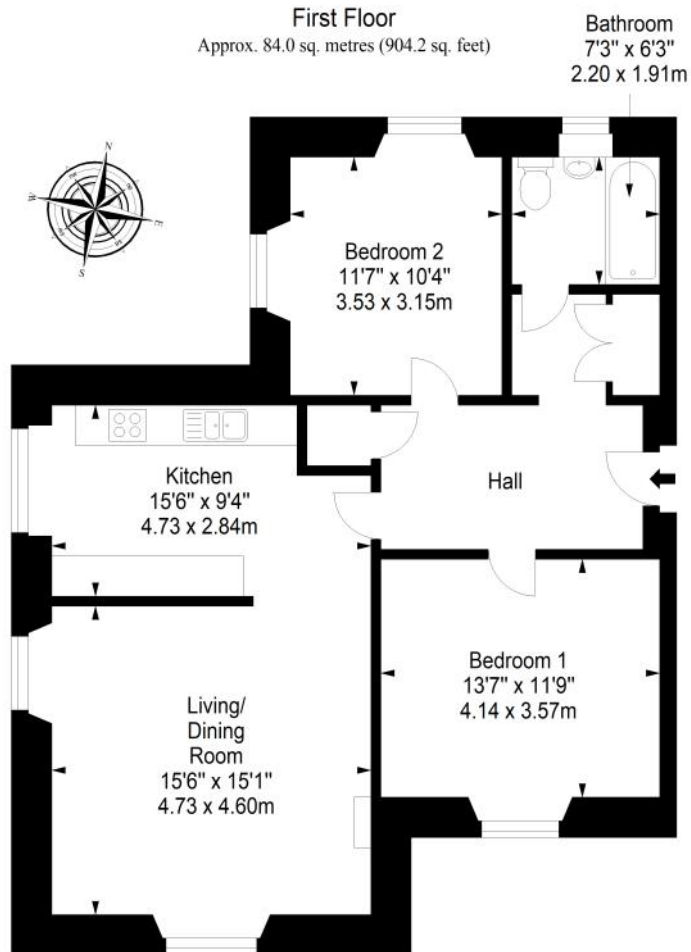
Enjoying an enviable semi-rural village location in Ceres, within easy commuting distance of St Andrews and Cupar, this attractive two-bedroom, first floor apartment is set in an impressive historic building. The property comprises a sunny and spacious living room with a fireplace open to a west-facing galley-style kitchen stylishly fitted with contemporary cabinetry and a family bathroom with a heated towel rail. Outside, 3 Sutherland House benefits from a communal front garden and two allocated parking spaces. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. Please note, currently there is an owners association to which £55 per month is paid to cover the maintenance of communal areas, gardening and buildings insurance.

Features

- First-floor apartment in historic Ceres
- Part of handsome, converted stone building
- Secure shared entrance and phone entry system
- Crisp, modern interiors
- Entrance hall with fitted storage
- Southwest-facing living room with fireplace
- Well-appointed fitted kitchen
- South-facing main bedroom
- Versatile dual-aspect second bedroom
- Family bathroom with towel radiator
- Shared front garden
- Two allocated parking spaces
- Gas central heating and double glazing



Floorplan



Total area: approx. 84.0 sq. metres (904.2 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.

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