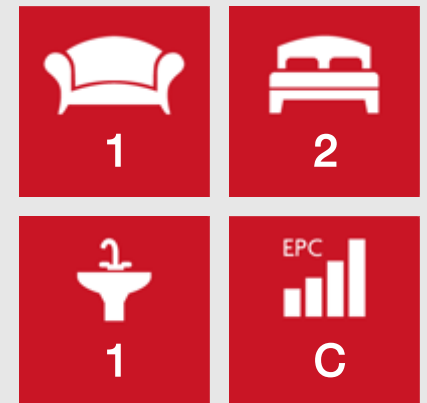




Thorntons 
The right way to move

26 Balgarvie Crescent, Cupar,
Fife KY15 4EF





Summary

Located in a popular residential area of Cupar, this upper flat (with no forwarding chain) offers a spacious layout which is accessed via a private internal stairwell and features a bright lounge with built-in storage, a modern fitted kitchen with oven, hob, extractor, fridge, and washing machine, and a modern bathroom with three-piece suit and shower over bath. The two bedrooms include one spacious double with built-in wardrobes and a second double with fitted storage. The flat also benefits from gas central heating, double glazing, a recently upgraded bathroom and boiler. There is attic storage available. Externally, the flat has garden sections, including a shed.

Features

- Upper Flat
- Private Stairwell
- Lounge
- Fitted kitchen with appliances
- Two Double Bedrooms with storage
- 3-piece bathroom with shower over bath
- Recently upgraded boiler & bathroom
- Garden sections with 2 sheds
- On-street parking available
- GCH, DG, Attic Storage, EPC C

Room Measurements

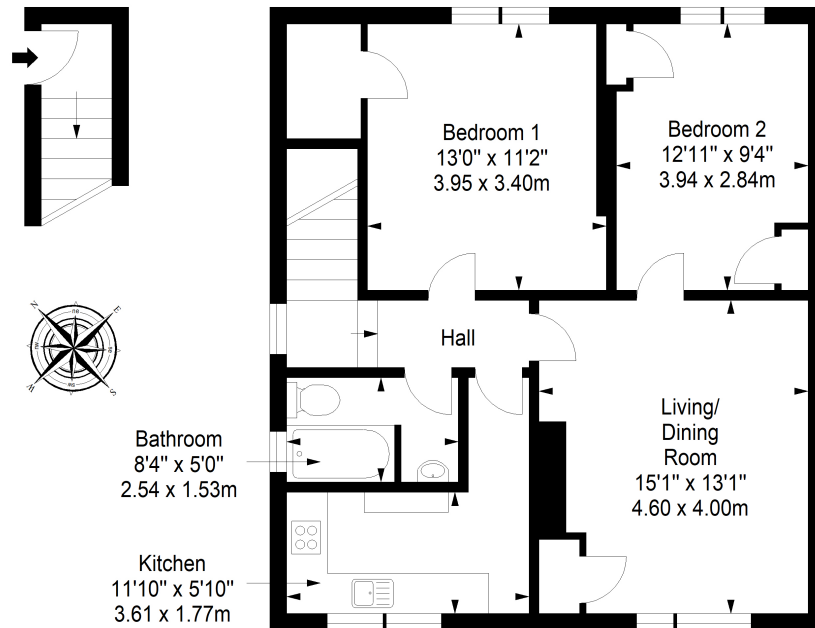
Living/Dining Room: 15'1 x 13'1 (4.60m x 4.00m)
 Kitchen: 11'10 x 5'10 (3.61m x 1.77m)
 Bedroom 1: 13'0 x 11'2 (3.95m x 3.40m)
 Bedroom 2: 12'11 x 9'4 (3.94m x 2.84m)
 Bathroom: 8'4 x 5'0 (2.54m x 1.53m)



Floorplan

Ground Floor
Approx. 2.8 sq. metres (30.1 sq. feet)

First Floor
Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 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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