





### 39 Eden Court, Station Road Cupar

*The accommodation comprises: Secure Entry system, communal hallway with lift service, communal bright and spacious lounge area, communal laundry, and W/C.*

The apartment itself is located on the First floor and is a short distance from the lift and offers: Entrance hallway which is spacious with a large built in cupboard providing storage and houses the boiler system, lounge with electric fire and surround and ample space for table and chairs double patio doors with paris balcony to the front and there are double doors that lead to the fitted kitchen with integrated oven, hob and extractor, there is a good sized double bedroom with built in mirrored wardrobes and ample space for dressing table and drawers, shower room with large walk in cubicle, wash hand basin and w/c. Electric Heating /DG. Emergency assist cords throughout the accommodation.

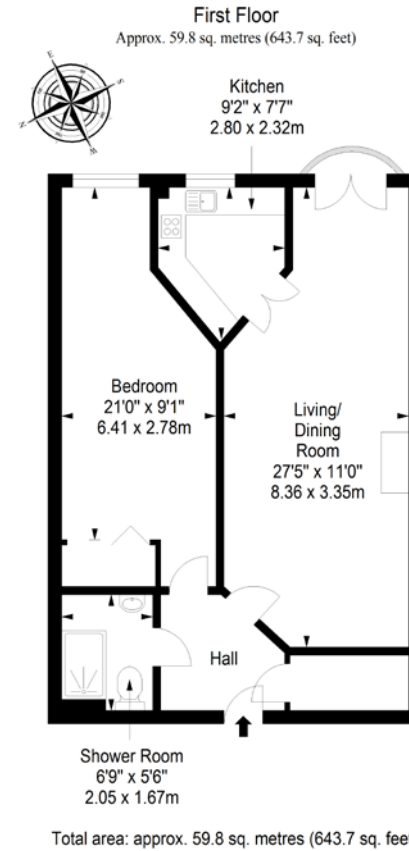
Well Presented McCarthy and Stone, 1 Bedroom First Floor Retirement Apartment of the highly desirable Eden Court in Cupar. The apartments are strictly for the over 60's. The property benefits from security entry system, security cameras, communal lounge, communal laundry, recycling facilities, guest suite for visitors, lift, full-time live in-house manager, 24-hour response service, lovely communal garden grounds and private resident parking on a first come first serve basis organised activities.

Viewing is essential to appreciate the accommodation on offer.

EPC Rating - B







## 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.