



**ST MICHAELS CHURCH, APARTMENT 4 West Port, Cupar, Fife, KY15 4AW**  
**Offers over £135,000**



BRIGHT and SPACIOUS new-build property FINISHED TO A HIGH STANDARD in the centre of town. No. 4 is a 2 Bedroom 1st Floor Apartment located in AN ICONIC BUILDING with approximately 65 sqm of accommodation on one level. Accommodation comprises: Hallway, open plan lounge/kitchen/dining room, double bedroom with en-suite shower room, further double bedroom and a bathroom. Electromax central heating. DG. Allocated parking bay and communal garden space.

#### LOCATION

The former market town of Cupar offers a superb range of local amenities with a good selection of shops, supermarkets, pubs, restaurants, swimming pool and leisure facilities, while just a short drive (10 miles) to the East lies the ancient and historic university town of St Andrews, also renowned worldwide as the "Home of Golf". The City of Dundee is approximately 14 miles by car and home to Scott's ship RRS Discovery and is now the location for the Victoria and Albert Museum. Education is locally served at nursery and primary level through Castlehill primary and secondary at Bell Baxter High, one of Fife's top performing schools. Dundee and Edinburgh can be reached via the A92 by car or through the local train station.

#### TRAVEL DIRECTIONS

Please contact the selling agent direct.

#### ACCESS

Entry to the building is via the original solid timber doors to the front leading into the vestibule and the secure entry system. Timber door leads through to the spacious communal reception hall and stairwell with metal balustrade leading to the upper floors.

#### HALLWAY

Solid timber front door with individual letterbox provides access into the spacious hallway. A built-in cupboard provides storage space and houses the Electromax central heating boiler and electric fuse/switch gear. Cornicing. Radiator. Carpeted.

#### LOUNGE/KITCHEN/DINING ROOM 19'9" x 15'8" (6.04m x 4.80m)

Bright and spacious open-plan living space with beautifully finished contemporary fitted kitchen comprising: wall mounted, floor standing units with contrasting wipe clean worktops and matching upstand. 1½ bowl stainless steel kitchen sink with mixer tap. Integrated electric hob with oven below and chimney style extractor above. Integrated fridge/freezer and washer-dryer. Double-glazed window with deep windowsill to the side with a view towards Cupar town centre. Cornicing. Radiator. Vinyl flooring to the kitchen area with carpeting in the lounge.

#### BEDROOM 1 14'4" x 9'10" (4.37m x 3.00m)

Bright well-proportioned double bedroom with large double-glazed window with deep windowsill to the side providing an abundance of natural light. Timber door provides access to en-suite shower room. Cornicing. Radiator. Carpeted.

#### EN-SUITE SHOWER ROOM 9'0" x 4'3" (2.75m x 1.30m)

Contemporary 3-piece suite comprising: W.C. with enclosed cistern, vanity wash hand basin with mixer tap and shower enclosure with combination rainfall and handheld shower spray. Partially wet walled. Illuminated mirror. Chrome vertical towel radiator. Vinyl flooring.

#### BEDROOM 2 10'4" x 10'2" (3.15m x 3.12m)

Additional double bedroom with double-glazed window with deep windowsill to the rear. Cornicing. Radiator. Carpeted.

#### BATHROOM 8'4" x 7'8" (2.56m x 2.36)

Well-presented contemporary 3-piece suite comprising: W.C. with enclosed cistern, vanity wash hand basin and bath with mixer taps and handheld shower spray. Partially wet walled. Illuminated mirror. Chrome vertical towel radiator. Vinyl flooring.

#### OUTSIDE SPACE

Communal grounds set within the original stone wall surround, laid with stone chips and a paved pathway all round leading to the mono-block allocated parking space, drying area, bin storage and visitor parking at the rear.

#### AGENTS NOTE

The company employs a team of craftsmen whose attention to detail and finish are of the highest quality making this an ideal purchase as a main residence, buy-to-let or holiday home.

Please note that all room sizes are approximate to widest points.

Further details, terms and anticipated timeframes for completion can be obtained by contacting the local office.

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1st Floor - Apartment 4 - Approx 65 sqm