



CUPAR FIFE

The old market town of Cupar lies in the heart of the fertile Howe of Fife. A former royal burgh, Cupar is located alongside the small River Eden and surrounded by gentle hills. Once a bustling market centre, today, this picturesque town has retained much of its character.

The town boasts a number of fine historic buildings including the 17th century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church and the Mercat Cross which dates from 1683. Cupar is a great place for the commuter who wishes to spend weekends on the bike or the hills and have the convenience of being able to walk to the train station for travel north or south.





KITCHEN/LOUNGE

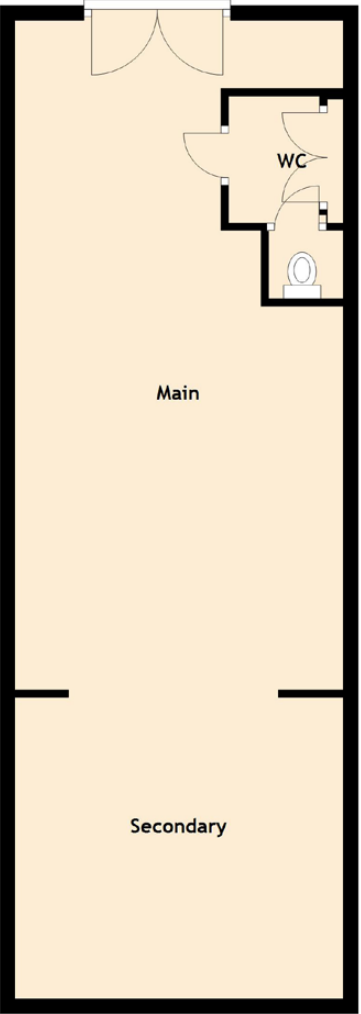
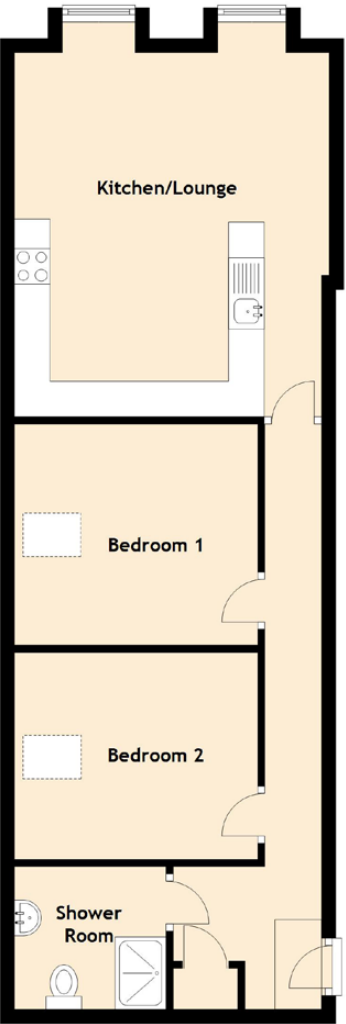


8 B & 8 C EAST BURNSIDE

This is a unique opportunity to purchase a two bedroom detached property with workshop offering potential to convert to business premises or to continue gaining a rental income from the workshop as it is currently rented out as storage. Information regarding the rental income will be made available upon request after viewing.

This is a detached building with entrance to the side. On entering a few steps take you to the hall with access to the shower room, two bedrooms and the open plan lounge/kitchen. The lounge area is well lit by two windows to the front of the building. The kitchen is well stocked with floor and wall mounted units, hob and oven. The lounge is carpeted for comfort and the kitchen is clearly defined with vinyl flooring. The shower room consists of a three piece white suite. Two double bedrooms complete the accommodation on this level.

Underneath the apartment is the workshop. This was once a bike repair shop and can, subject to any necessary consents, be altered to accommodate a number of different businesses from nail bars or beauty salon, podiatry practice, general office space, workshop, art studio etc. This space could also be utilised as a garage as there is car access to the door with a parking space. There is also a toilet area with sink in an adjacent room. Currently, this space is rented out to a local business with a good return on the income and this could also offset any mortgage payments making it an ideal opportunity to acquire a home and a business just off the centre of Cupar.



SPECIFICATIONS

**Approximate Dimensions
(Taken from the widest point)**

8C East Burnside

Kitchen/Lounge	5.10m (16'9") x 4.40m (14'5")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Shower Room	2.12m (6'11") x 2.00m (6'7")

8B East Burnside

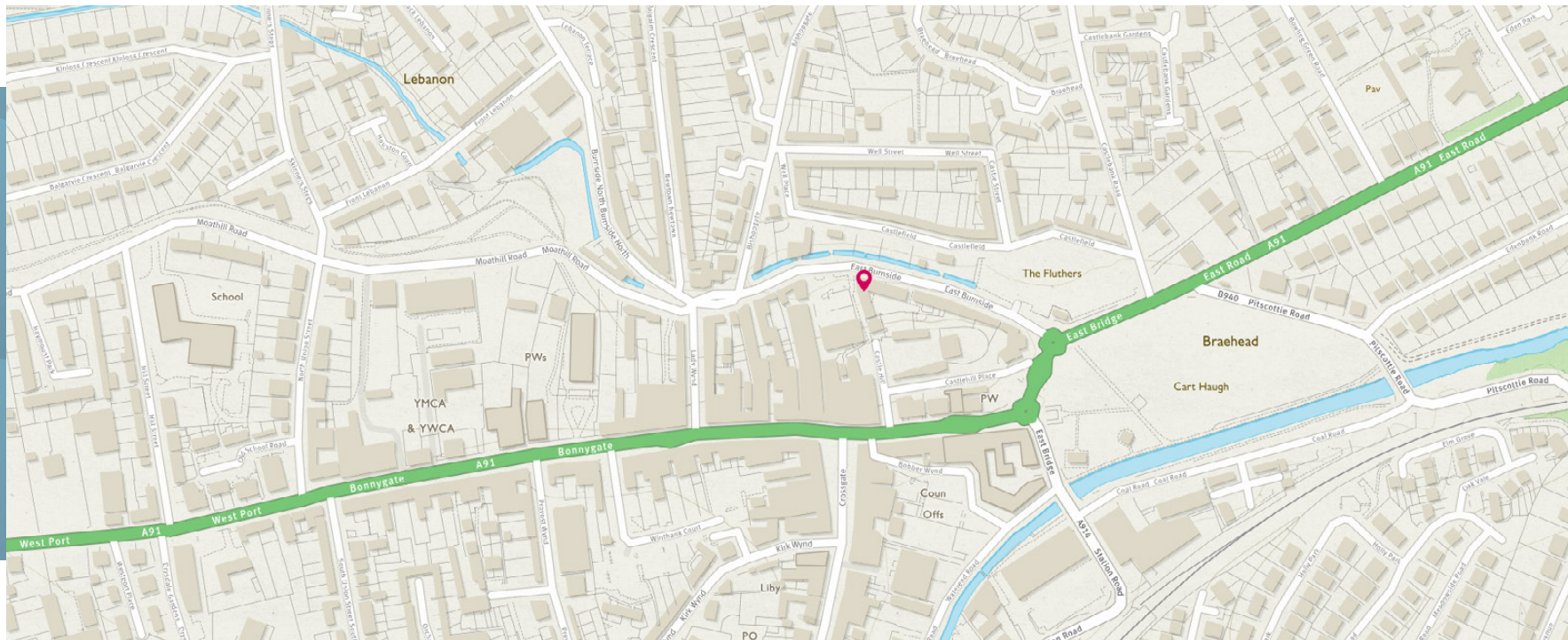
Main	9.00m (29'6") x 4.40m (14'5")
Secondary	4.40m (14'5") x 4.05m (13'3")
WC	2.70m (8'10") x 1.00m (3'3")

Gross internal floor area (m²)

60m²

EPC Rating

C



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Part
Exchange
Available

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