




McEwan Fraser Legal

Solicitors & Estate Agents

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16 Castlehill

CUPAR, KY15 4HA



THE LOCATION

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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.

The Town is Excellent too for families with great schooling in the area and always something to do with the kids at the weekend or holidays. Make time to visit the Hill of Tarvit, an Edwardian mansion 2 miles south of the town that was remodelled by Sir Robert Lorimer, or visit Cairnie Maze or the Scottish Deer centre and other local attractions. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar and Madras College in St Andrews are good state schools.

Cupar is an active town with a supermarket, railway station and good range of shops sitting approximately 10 miles to the West of St Andrews.

16 CASTLEHILL

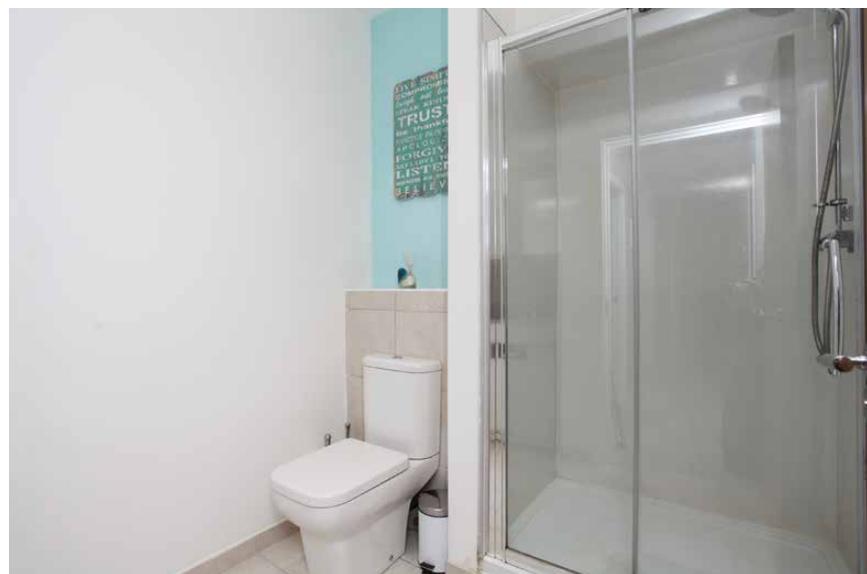
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McEwan Fraser Legal is delighted to present this 3 bedroom flat in the heart of Cupar. The property is in walk-in condition with elegant proportions and lofty ceilings adding drama and a sense of space. The apartment showcases an excellent example of the way period buildings can be transformed. Inside, the property comprises of:

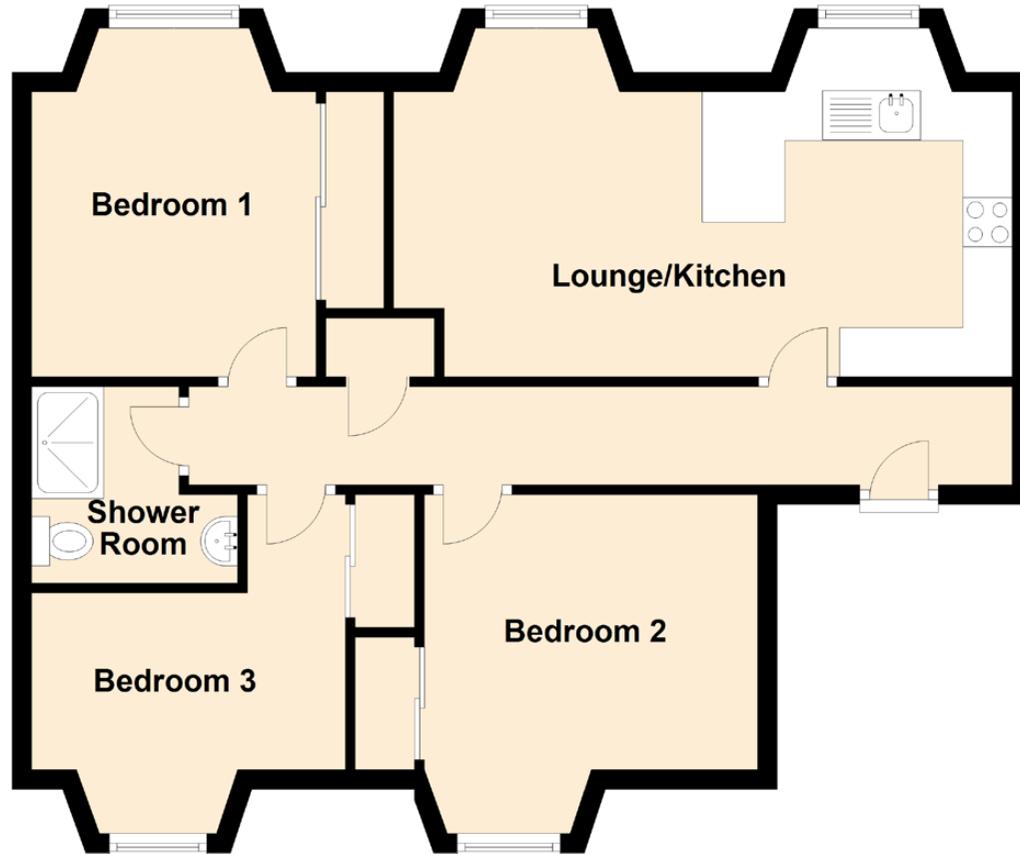
- Fully equipped kitchen; open plan tot he dining, living room.
- Spacious living area with
- 3 bedrooms which include Storage.
- Family shower room

In addition to this, the property includes parking space at the door. This is a rare opportunity to acquire a central flat in a great commuter location.



SPECIFICATIONS & DETAILS

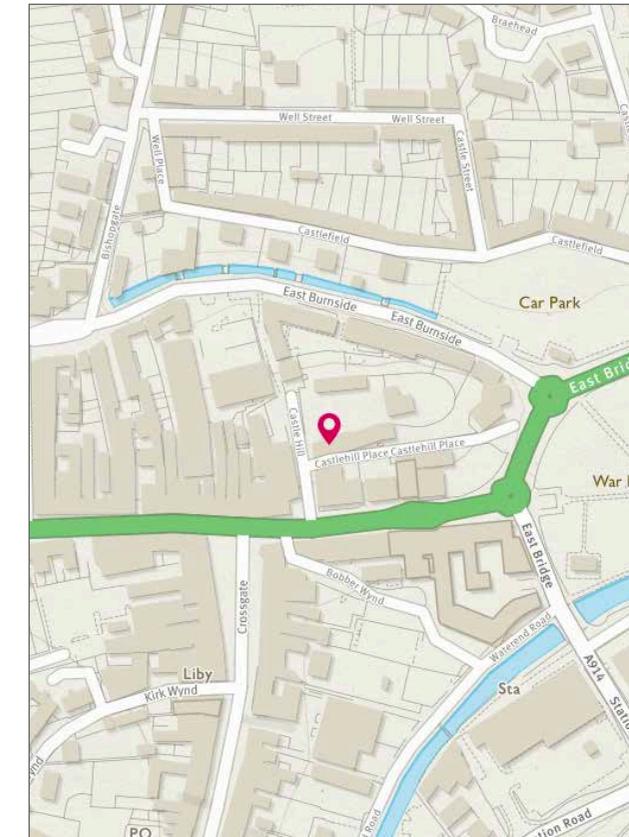
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.31m (20'8") x 3.55m (11'8")
Bedroom 1	3.55m (11'8") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Shower Room	2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m²): 62m² | EPC Rating: D






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**Part
Exchange
Available**

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