



Well-presented two-bedroom top-floor apartment with panoramic views



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6c Bonnygate is a beautiful top-floor flat. The property itself has been well-maintained and is in truly walk-in condition throughout. It offers spacious and flexible accommodation and retains many period features. The views are panoramic and would be a fantastic purchase.

THE LOUNGE



The property is accessed via its own front door into a communal stairway. The hallway provides access to all rooms, including a useful storage cupboard. The lounge area has ample room for two large sofas with Velux windows flooding the room with natural light.

THE KITCHEN/DINER



The modern kitchen/dining room features multiple wall and base-mounted storage units, a modern work surface and hob with a breakfast area and space for a dining table.





The spacious first bedroom features a large window that floods the room with light and ample space for free-standing furniture. The second bedroom is a generous double with adequate space for free-standing furniture and lovely views. The property is completed by the modern bathroom, which features a basin, toilet and a shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2

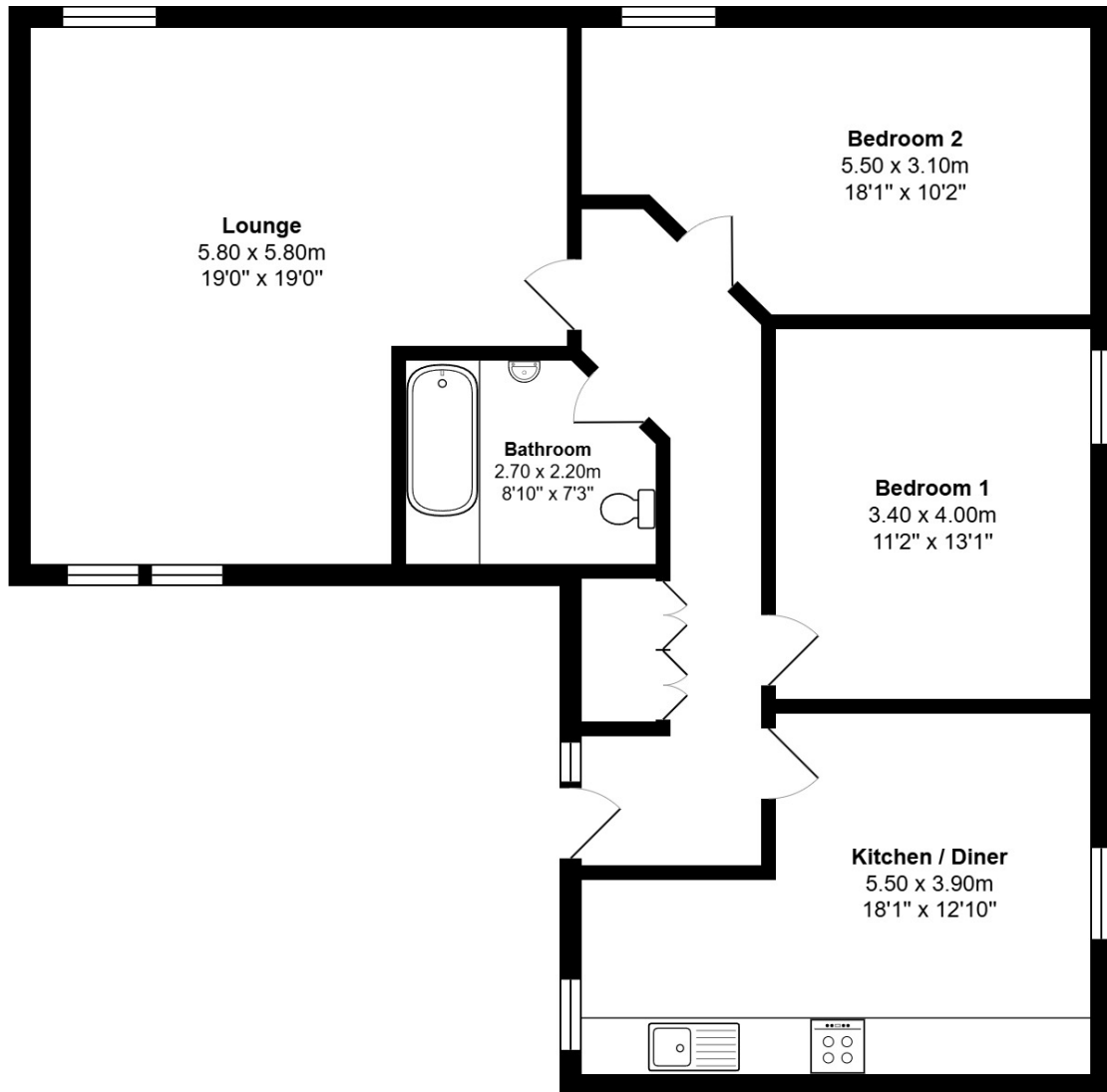


The property further benefits from gas central heating. This is a must-see to appreciate the accommodation on offer.

VIEWS

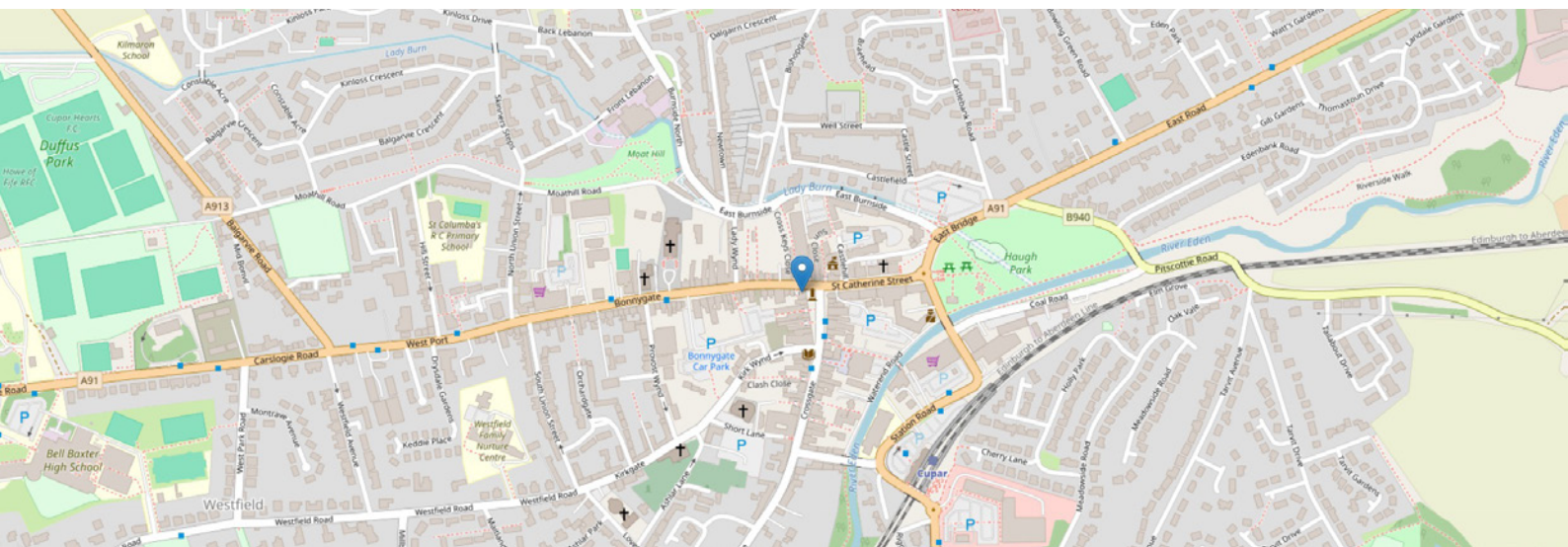


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: C



THE LOCATION

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 to 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 a good range of shops situated approximately 10 miles west of St Andrews.



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