

6 Drysdale Gardens

CUPAR, FIFE, KY15 4AR



EXCELLENT GROUND FLOOR RETIREMENT
FLAT IN THE CENTRE OF CUPAR



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to offer to the market this one-bedroom ground-floor flat in immaculate order throughout. Ideal for those over 60, or a couple provided at least one is 60 years old. This bright and spacious retirement flat is set in a great location close to Cupar town centre.

The property offers secure entry, lifts to all floors, and alarm/help cords within the flat, along with 24-hour emergency response. There's a house manager, a communal lounge with a tidy shared bin storage area, and residents' parking. The property is accessed via a main front door leading to an inner hallway, giving access to all rooms on the level.

The open-plan lounge and dining area is bright and versatile, offering lovely rear-facing views. The kitchen, located off the dining area, features ample wall and base units, along with an integrated hob, oven and hood, as well as a free-standing fridge and freezer.



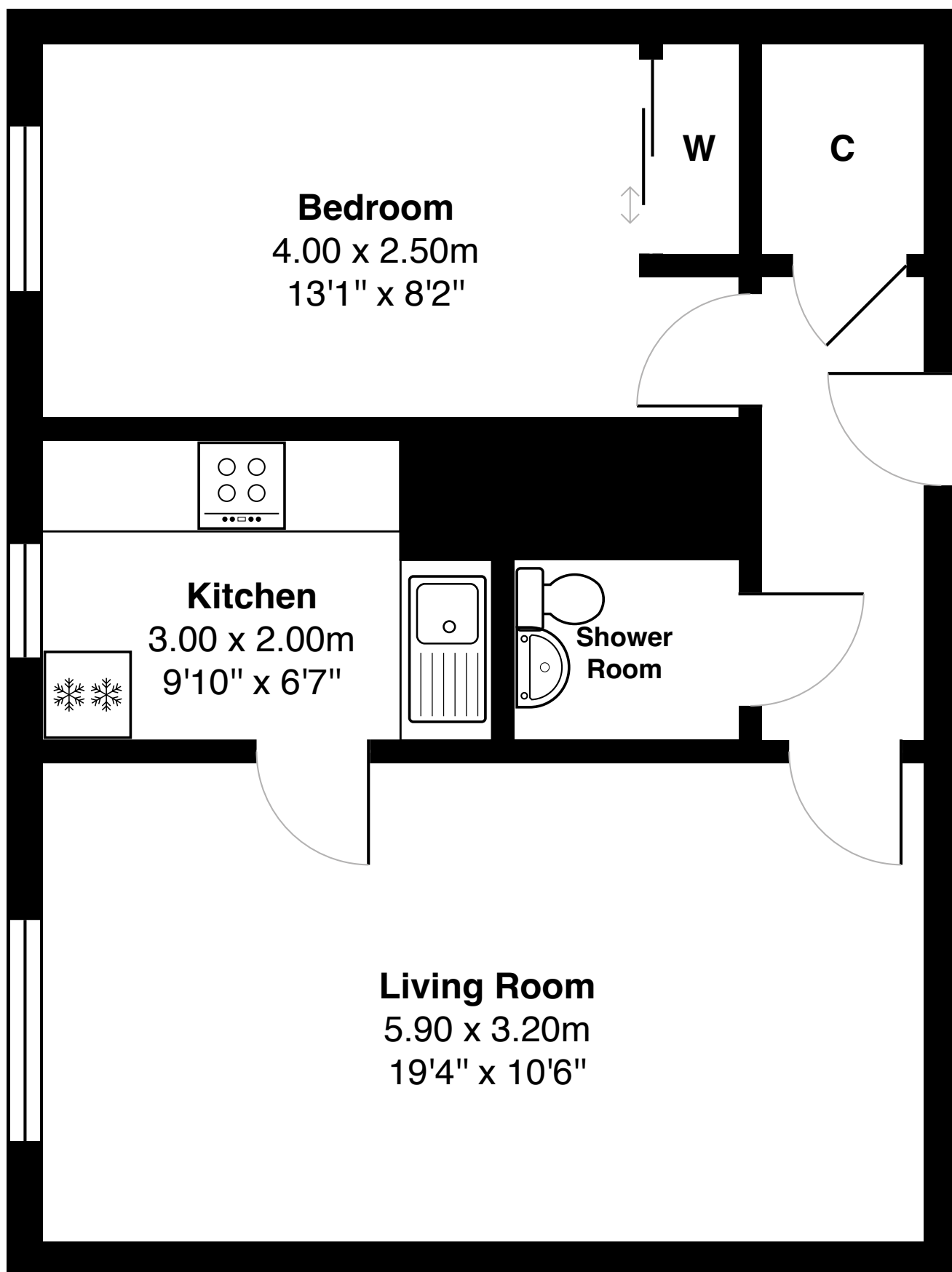




A large storage cupboard is conveniently located off the hallway. To the rear, the three-piece family shower room with wet-wall is in walk-in condition. The large bedroom, also to the rear, offers built-in wardrobes.







Gross internal floor area (m²): 47m²

EPC Rating: C



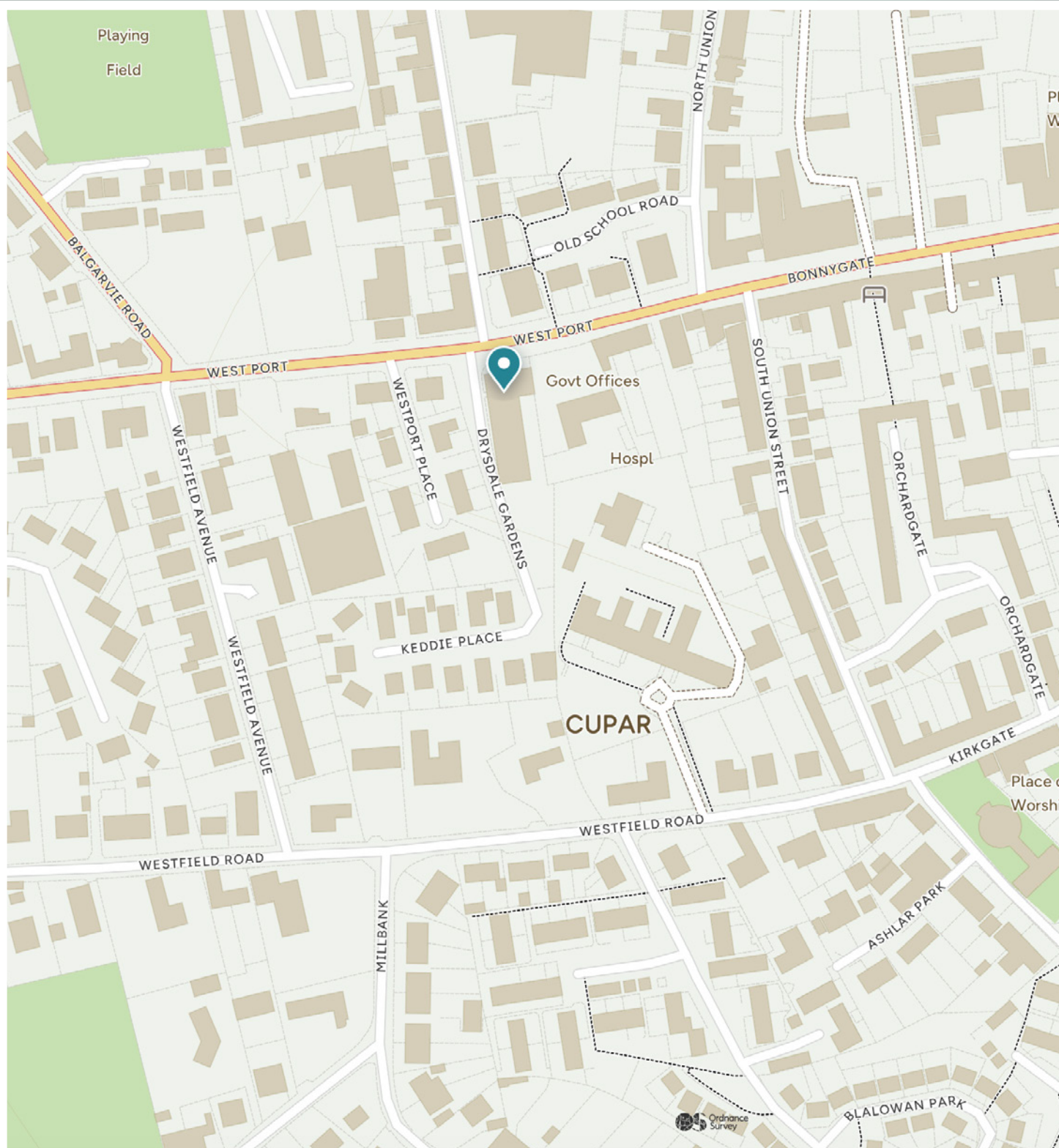
The well-maintained garden grounds are cared for by factors, and there is ample off-street parking in the residents' car-park to the rear. This truly is a walk-in condition home and a must-see for any retiree seeking comfort and convenience.





Cupar is an active town with a supermarket, railway station and a good range of shops situated approximately 10 miles west of St Andrews. 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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