

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

15 EDEN COURT, CUPAR, KY15 5US



SECURE ENTRY, RECEPTION HALLWAY, LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS, MASTER ENSUITE, BATHROOM, ELECTRIC HEATING, DOUBLE GLAZING, 24 HOUR EMERGENCY CALL SYSTEM .



Viewing by appointment telephone Cupar 01334 656644

Offers over £175,000

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Number 15 is a particularly spacious and well appointed two bedroom **GROUND FLOOR APARTMENT** set within the popular, purpose built, McCarthy Stone retirement complex. The property is finished to a high standard and offers well proportioned accommodation benefiting from double glazing and electric heating throughout. Within the communal areas Eden Court offers a delightful large residents lounge, a lift system to all floors, laundry room and guest suite available at a small charge for visiting friends and family. There are also attractive landscaped garden grounds with private car parking, a resident house manager and emergency call system. An annual factoring fee is payable. Situated close to the main railway station and with regular bus services connecting the area to St Andrews, Dundee, Perth and Edinburgh, travel to and from Eden Court is made easy. A wide variety of local shopping and leisure facilities including golf, swimming and bowling are all available within Cupar and the town centre itself is just a short walk away.

ENTRANCE

Entry to the property is via a panelled door opening to the L-shaped reception hallway.

RECEPTION HALLWAY

Doors open from the spacious hallway to the bathroom, two double bedrooms, lounge and 3 generous sized walk-in storage cupboards. Carpet.

BATHROOM 2.07m x 1.72m (6'9½" x 5'7½")

This fully tiled bathroom comprises a white three piece suite incorporating WC, vanity wash hand basin and bath with glass screen and power shower over. Vinyl flooring. Heated towel rail. Extractor fan.

BEDROOM ONE 5.46m at widest x 2.84m (17'11"at widest x 9'4")

A bright and airy L-shaped room with double glazed French doors opening to a balcony offering attractive views over the garden and towards the River Eden at the rear of the property. Deep built in wardrobes to one wall offer hanging and shelved storage. Mirrored bi-folding doors open to further hanging and shelved wardrobe space. Fitted carpet. Curtains. Door to en-suite shower room.

EN-SUITE SHOWER ROOM 1.74m X 1.74m (5'8½" x 5'8½")

Comprising WC, pedestal wash hand basin and shower cubicle. Partial tiling to walls. Heated towel rail. Vinyl flooring. Extractor fan.

BEDROOM TWO 5.84m x 2.84m at widest (19'2" x 9'4"at widest)

A further L-shaped double bedroom with double glazed door and balcony overlooking the side garden. Generous fitted wardrobes provide shelved and hanging storage. Curtains. Fitted carpet. Radiator.

LOUNGE 7.16 x 3.24m (23'16" x 10'7½")

This well appointed and generous sized room features an electric fire in wood surround with marble hearth and inset. A large bay window with views to the front and side of the property and a double glazed door and balcony to the front of the property allow light to flood into this bright and spacious room. Curtains. Fitted carpet. Glazed doors open to the kitchen.

KITCHEN 2.34m x 1.92m (7'8"x 6'3½")

The kitchen comprises floor and wall mounted units which house an electric oven with separate hob and a Hotpoint fridge and deep freeze. It is fitted with coordinating work surfaces, tiled splash backs and right hand draining, stainless steel sink. A double glazed window overlooks the garden to the side of the property. Vinyl flooring.

COMMUNAL FACILITIES

The complex sits within its own well maintained communal garden grounds with private residents' car park. There is a large residents lounge, laundry room, guest suite and resident house manager. A lift system offers easy access to all floors.

DIRECTIONS

Entering Cupar on the A91 from the St Andrews direction bear left at the war memorial onto the A914. The property is on the right hand side adjacent to the railway station.

SERVICES

Electricity, water, telephone and drainage.

EXTRAS

To include all fitted carpets, curtains, blinds and white goods.

VIEWINGS

By appointment through Williams Gray Williams, 7 St Catherine Street, Cupar. Telephone 01334 656644

ENERGY RATING - C

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF AN OFFER TO SELL.