

FT & DC  
WALLACE

## 4 Drysdale Gardens Cupar

Offers Over £54,950



This ground floor, one bedroom apartment offers secure accommodation within a retirement complex with secure access, gardens, parking and on-call assistance (available in the mornings). There is a monthly service charge to cover Buildings Insurance, communal heating and electricity, House Manager, Community Alarm system, maintenance of communal areas both inside and out. A well appointed en-suite room is available for visitors to book for a small fee.

The market town of Cupar has a variety of shops within easy walking distance from the property. Also, many amenities including a golf course, public park, bowling, Sports Centre, restaurants and supermarkets. Excellent bus links and Cupar also benefits from a centrally located railway station.

The property is entered from the bright communal corridor into the hallway of the apartment from where access to the bedroom, shower room and lounge is provided. A large storage cupboard is located in the hall. Emergency assistance alarm. Vinyl flooring.

### **Lounge 6.11m x 2.94m**

Bright room with view to rear gardens. Electric fire with tiled surround and timber mantelpiece. Large storage cupboard. Alarm cord. Access to kitchen. Fitted carpet.

### **Kitchen 3.35m x 2.05m**

Fitted kitchen with base and wall units. Window to rear. Stainless steel sink and drainer. Chrome mixer tap. Ceramic tiled splashbacks. Vinyl flooring.

### **Shower room 2.02m x 1.48m**

Wash hand basin, w.c. and Mira Sport electric shower. Extractor fan. Tiled throughout. Vinyl flooring. Alarm cord.

### **Bedroom 1 4.31m x 2.77m**

Double bedroom with window to rear. Fitted wardrobe. Fitted over bed storage with vanity unit and mirror. Carpet. Electric wall heater.

### **Exterior**

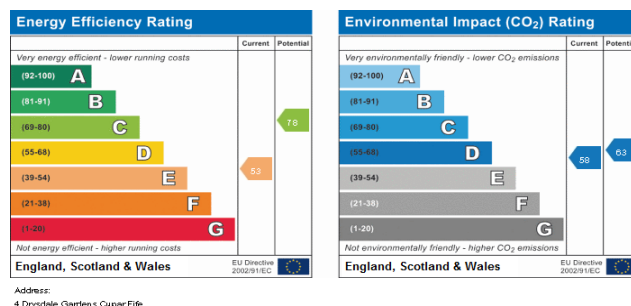
Shared, well-kept garden ground with grass

and flower beds. Generous amounts of parking.

### **Extras**

The curtains, carpets and light fittings are included in the sale along with the electric fire and surround.

### **Energy Performance Rating**



**Council Tax - Band "B" for the year 2023-2024.**

### **Viewing**

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.



#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.