

## 2 bedroom flat for sale, 7, Landale Gardens, Cupar, Fife KY15 (920 GBP)



Location **Scotland, Angus**  
<https://www.freedasz.co.uk/x-160260-z>

Number seven is a spacious ground floor flat, which is situated within a quiet cul de sac on the edge of the town. Landale Gardens are ideally situated for easy access to all main roadway systems. The freshly decorated property is entered via a double glazed door, which leads into the hallway. Two built in storage cupboards and a linen cupboard. The lounge offers a window to the front. Door leading to the breakfasting kitchen. The breakfasting kitchen is fitted with base and wall units with complementing work surfaces with one and half sink with drainer. Built in electric hob with oven. The washing machine and the fridge / freezer will be included in the marketing price. Plinth heater. Double window over looking the rear garden. The first bedroom offers window to the rear. Double built in wardrobes with mirrored doors. The second bedroom has a window to the front. Built in wardrobes. The family bathroom is fitted with a modern suite which comprises of a w.c., wash hand basin and bath with over bath electric shower and shower screen. Heated towel rail. Opaque window. There are electric storage heaters within the property and all windows have recently been renewed with double glazing. To the front of the property there is an area laid to lawn with trees and shrubs. The access to the property is at the side of the property. The shared garden to the rear is enclosed and laid to lawn. Timber shed. Lounge 4.96 x 3.53 (16'3" x 11'7") Breakfasting Kitchen 2.43 x 3.02 (8'0" x 9'11") Bedroom 3.04 x 3.11 (10'0" x 10'2") Bedroom 2.95 x 2.84 (9'8" x 9'4") Family Bathroom 2.07 x 1.73 (6'9" x 5'8") Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our.

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