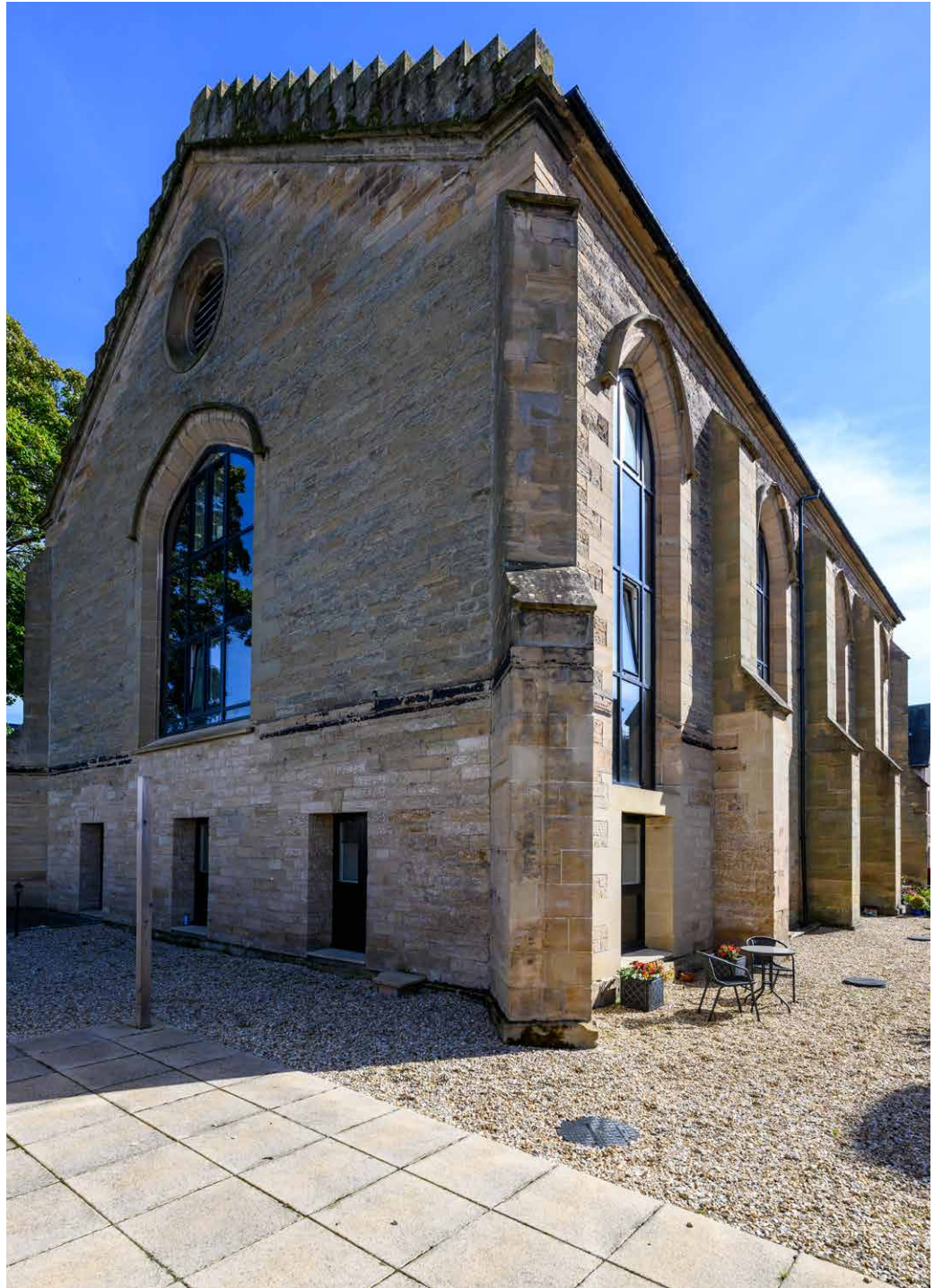




**2 ST. MICHAELS**  
WEST PORT, CUPAR, FIFE







## 2 ST. MICHAELS, WEST PORT, CUPAR, FIFE

Beautifully presented ground floor apartment renovated to a high standard.

St Andrews 9 miles ■ Dundee 12 miles ■ Edinburgh 45 miles

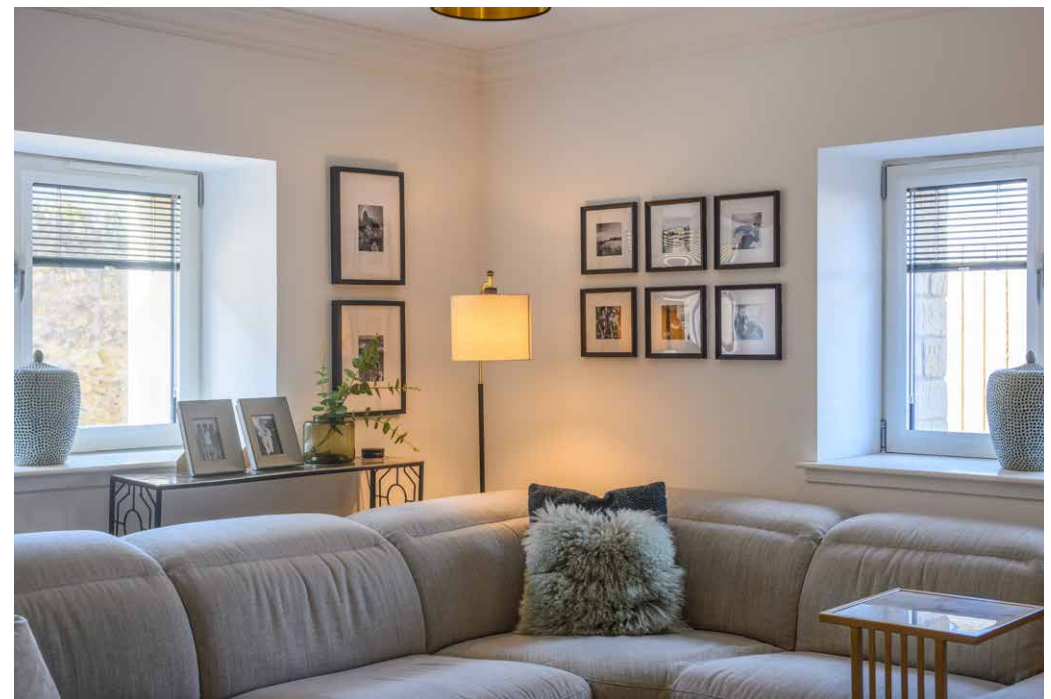
- Open plan kitchen/dining/sitting room, 2 bedrooms (one en-suite), bathroom.
- Good storage throughout.
- Communal grounds.
- Allocated parking & guest parking.
- Central location near town centre.
- Excellent location for commuting.

Offers over £155,000

**Galbraith**

Cupar  
01334 659980  
cupar@galbraithgroup.com

 OnTheMarket





### SITUATION

2 St Michaels comprises a beautifully presented apartment forming part of a recent conversion of an historic sandstone building set in the heart of Cupar, which offers an excellent comprehensive range of local facilities. The property is also very well placed for speedy access to St Andrews (9 miles), the ancient and historic university town renowned worldwide as the “Home of Golf.” The city of Dundee (12 miles) provides a comprehensive offering of city shops, services and facilities with Perth about a half hour drive to the north-west and Edinburgh about an hour’s drive to the south. Primary and secondary schooling is available locally. There are railway stations in Cupar, Leuchars, Ladybank and Markinch with Edinburgh airport about one hour to the south. The regional airport at Dundee offers a good selection of short haul flights. Home to an array of wildlife the beautiful rolling countryside around Cupar comprises a lovely mix of farmland, coastline, hill and river, the result being a fine choice for the outdoor enthusiast. There is considerable scope for walking, cycling, riding, sailing and of course golf with many highly regarded courses in the area including the Championship Course at Carnoustie and The Old Course at St. Andrews. In terms of days out the wide open spaces of the Lomond Hills and the pretty fishing villages of Fife’s quaint East Neuk are within comfortable driving distance. There are good sandy beaches at Elie, Tentsmuir and St. Andrews along with a number of popular National Trust for Scotland properties in the area including Kellie Castle, Hill of Tarvit and Falkland Palace.

### DESCRIPTION

The apartment is approached through a large entrance door into a broad communal hallway and offers ground floor accommodation on one level extending to approximately 70 sqm (753sqft). The accommodation has been finished to an exceptional high standard and comprises an open-plan kitchen/sitting room with double aspect windows. The kitchen is fully fitted and includes integrated washer/dryer and integrated fridge freezer and an area for dining. There are two spacious bedrooms (1 en suite), family bathroom and a hallway with good storage.

### ACCOMMODATION

Ground Floor: Open plan kitchen/dining/sitting room, 2 bedrooms (one en-suite), bathroom.

### COMMUNAL GROUNDS

The property is surrounded by communal grounds, mainly chipped and there is a paved area to the rear with a communal drying area. Parking is also to the rear of the property with one allocated space with the property and guest parking.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Electric	Band C	D	FTTP	YES

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### FACTORING SERVICE

There is a factoring service and service charge covering all 9 flats in the building.

### POST CODE

KY15 4FB

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///revamped.abolish.sofas





### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The glass feature mirror in the kitchen will remain.

### VIEWINGS

Strictly by appointment with the Selling Agents.

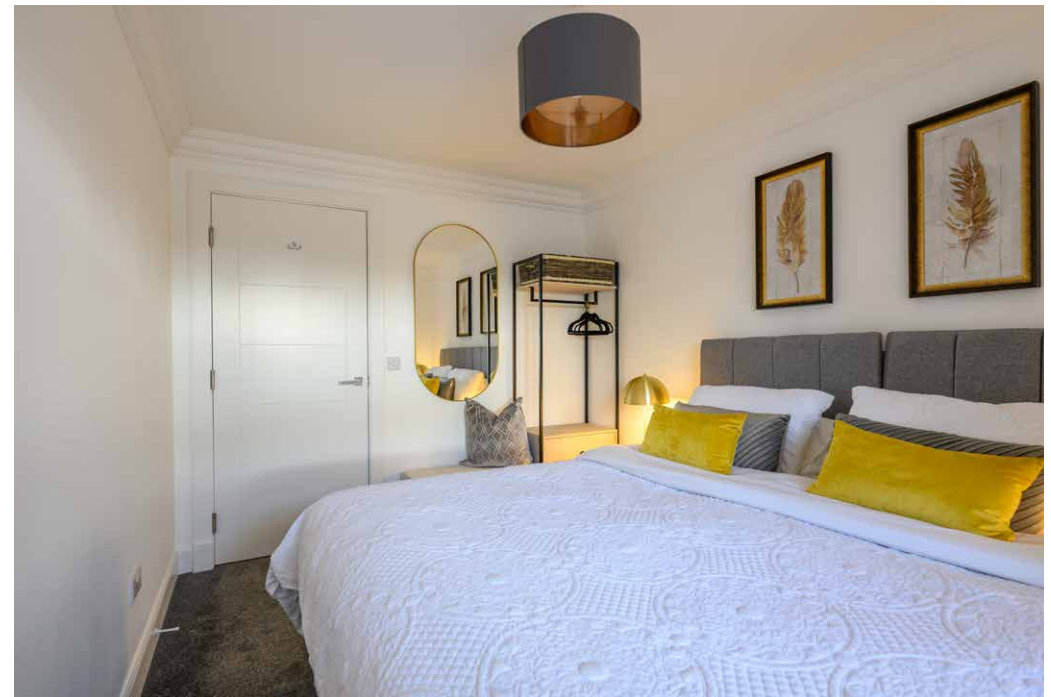
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024.





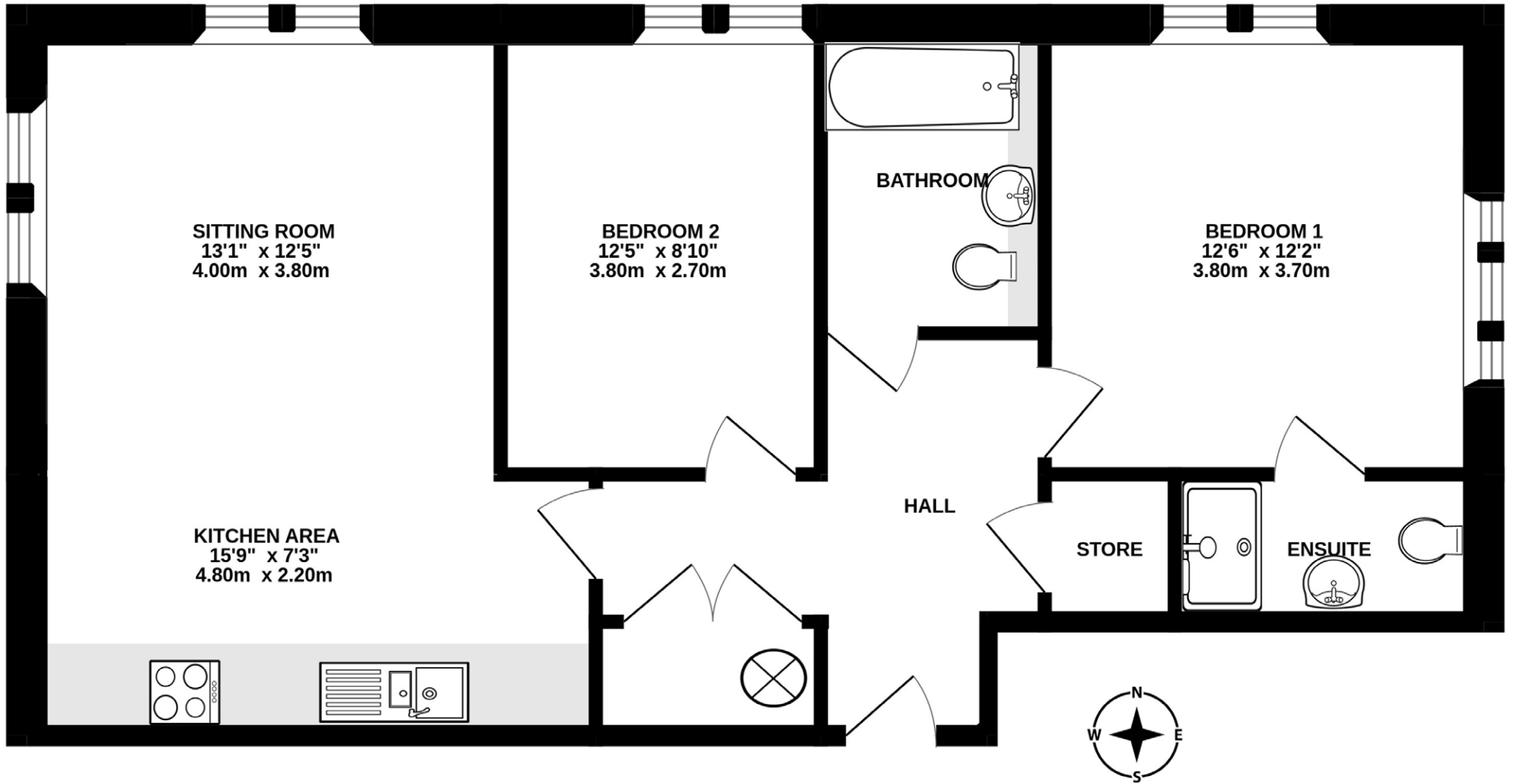












TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Galbraith



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