

# RESIDENTIAL INVESTMENT OPPORTUNITY

## FOR SALE

11 NEWTOWN,  
CUPAR,  
KY15 4DD

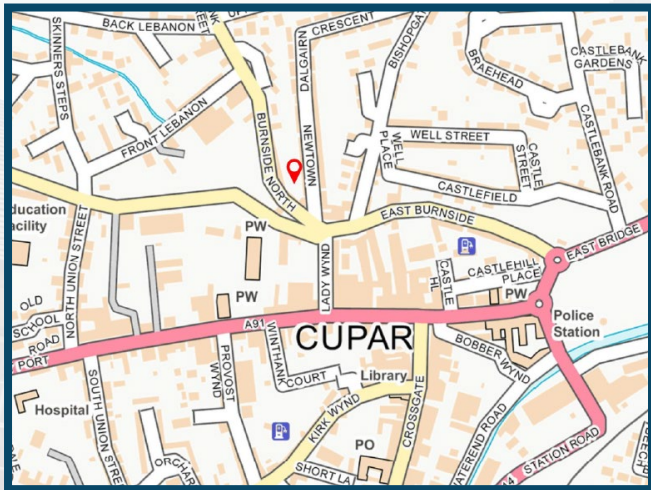
- Block of 6 individual flats
- Situated in established residential area
- Current rental income £16,920 per annum
- Initial gross yield of 5.6% with strong rental growth prospects
- Offers in the region of £255,000 are invited

**DM HALL**  
CHARTERED SURVEYORS



Commercial Department  
27 Canmore St, Dunfermline KY12 7NU  
01383 604100





#### LOCATION:

Cupar is a former market town in North East Fife, having resident population just in excess of 9,000 persons but also serves as a centre for a large rural hinterland. The town contains a mixed range of commercial businesses in the busy town centre with well established industrial users located in business parks and industrial estates on the eastern outskirts of the town.

Cupar lies approximately 11 miles north-east of Glenrothes which is the main administrative and commercial centre for the whole area, while the historic university town of St Andrews lies some 9 miles due east. The cities of Perth and Dundee are within convenient travelling/commuting distance while the town also benefits from a mainline railway station, together with good road links providing access to the Central Scotland motorway network

The subjects are located on Newtown in what is considered an established residential area, a short distance to the north of the main commercial shopping thoroughfare and town centre.

The location of the subjects is shown on the appended plan.

#### DESCRIPTION:

The property comprises 6 individual flats contained within a 3 storey terraced building of traditional stone construction. The building is rendered externally and surmounted by a pitched and slated roof.

The access is via a centrally positioned entrance, the front elevation leading to a central close with a staircase providing access to first and second floors and a further internal stair leading to the attic flat.

The flats are a mix of studio style accommodation together with one and two bedroom flats.

#### ACCOMMODATION:

Address	Accommodation	Area sq m	Area sq ft
Flat 11A (Ground Floor)	Lounge/bedroom, kitchen and shower room	22	237
Flat 11B (Ground Floor)	Lounge/bedroom, kitchen and shower room	22	237
Flat 11C (First Floor)	Entrance hall, lounge/dining area, kitchen, family bathroom and 2 bedrooms	55	593
Flat 11E (Second Floor)	Entrance hall, lounge/bedroom, kitchen and shower room	21	226
Flat 11F (Second Floor)	Entrance, Hall, lounge/bedroom, kitchen and shower room	21	226
Flat 11G (Attic Floor)	Lounge, kitchen/dining area, bedroom and shower room	41	442

#### COUNCIL TAX:

Each individual flat has been assessed as band A for Council Tax purposes.

#### TENANCIES:

Each of the flats is let under Private Residential Tenancies and the current combined income is £1,410 per calendar month (£16,920 per annum).

#### SALE PRICE:

Offers in the region of £255,000 are sought in respect of our clients interest.

#### VAT:

All prices quoted are exclusive of VAT if applicable.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) is available upon request.

#### LEGAL EXPENSE:

Each party will be responsible for the bearing the cost of their own legal costs incurred with the transaction.

#### ENTRY:

Upon completion of legal formalities

#### FURTHER INFORMATION:

Strictly by contacting the sole selling agents:

DM Hall LLP  
27 Canmore Street  
Dunfermline  
KY12 7NU  
Tel: 01383 604100

EMAIL: [fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk)

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

#### VIEWING:

Strictly by arrangement with the selling agents.

Ref: ESA2776

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#### IMPORTANT NOTE

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