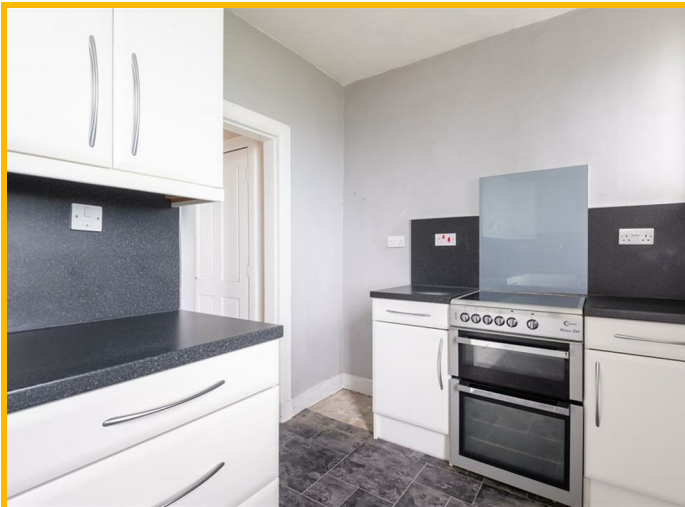




8 Sweerie, Newburgh, Cupar, KY14 6DL

Offers Over £85,000

SPACIOUS 2 Bedroom Upper Flat on an ELEVATED PLOT offering STUNNING PANORAMIC VIEWS towards the Tay Estuary, Perth and Dundee. Located close to all local amenities with a short drive to Cupar for additional essential shops and health services with an array of cafes, bars and restaurants. Great commuting links via the A92 and M90 for Perth, Edinburgh and Dundee. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a shower room. DG. GCH. Garden. PERSONAL PROPERTY TOUR available online.



LOCATION

Newburgh is a thriving town with many new businesses having been opened in the last few years including the Abbey Distillery, Cafes and Art/Craft businesses. Local amenities include Doctors surgery, Dentist, Post Office, Library, Museum, Primary school, Nursery and after-school club. Recreationally there is Badminton, Football, Sailing and the annual Cobble Boat race as well as being part of the Muckmedden mountain bike trial over the last few years. Located at the end of the Fife Coastal Path this is a popular area for walkers and cyclists. Primary education is local with secondary education at Bell Baxter High School in Cupar. Overall, a wonderful place to live with lots of appeal.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet, a carpeted stairway with a double-glazed window to the side leads to the main landing. Hatch provides access to the roof space. Cupboard provides shelving/storage space. Radiator. Carpeted.

LIVING ROOM

14'11" x 11'11" (4.57m x 3.64m)

Spacious living room with a double-glazed window to the front with a stunning view towards the Tay Estuary and over towards Perth and Dundee. Decorative timber fireplace. Shelved alcove provides display/storage space with a cupboard below. Coving. Dado rail. Radiator. Carpeted. Doorway to bedroom 2.

KITCHEN

11'11" x 7'4" (3.64m x 2.24m)

Bright kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Ample space for several freestanding appliances. Wall mounted gas central heating combi boiler. Double-glazed window to the front with that same stunning view towards the Tay Estuary and beyond. Radiator. Vinyl flooring.

BEDROOM 1

12'9" x 9'10" (3.90m x 3.01m)

Good-sized double bedroom with a double-glazed window to the rear overlooking the gardens. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Cupboard and a shelved alcove provides additional storage space. Coving. Radiator. Carpeted.

BEDROOM 2

12'10" x 9'2" (3.92m x 2.80m)

Additional double bedroom with a double-glazed window to the rear overlooking the gardens. Alcove provides shelving/storage space. Radiator. Carpeted.

SHOWER ROOM

6'1" x 4'9" (1.87m x 1.47m)

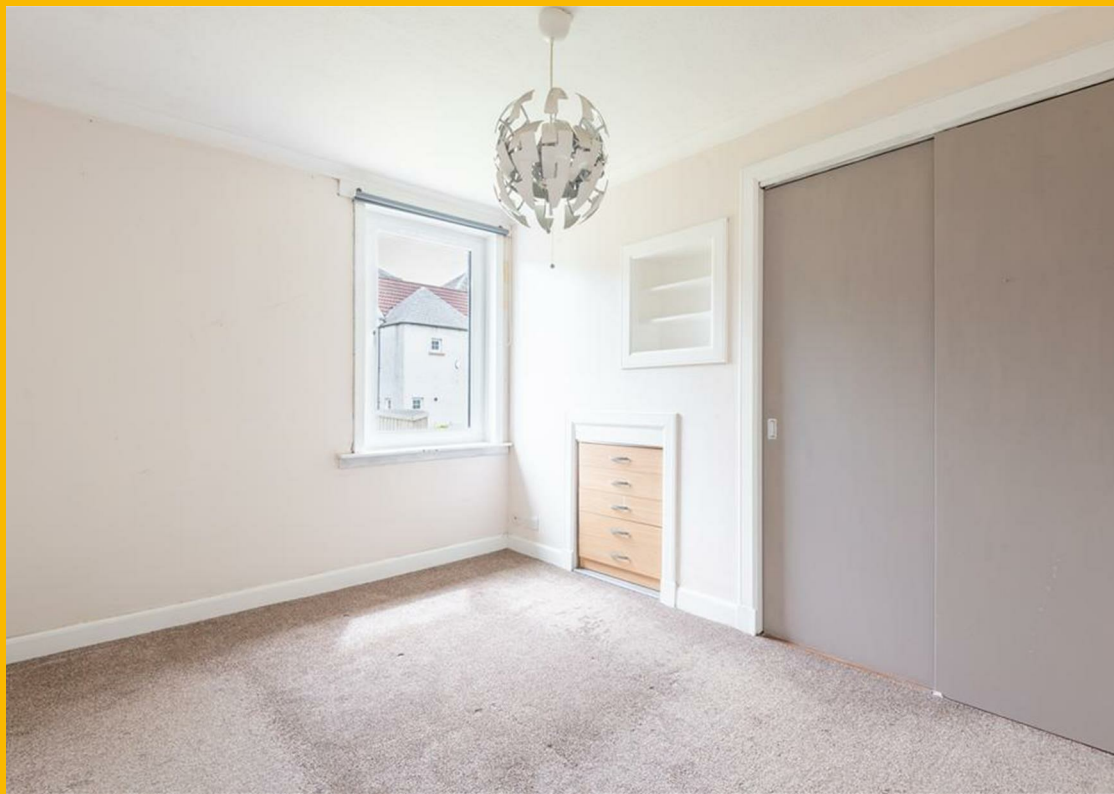
3-piece suite comprising: W.C, vanity wash hand basin and a wet walled shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Radiator. Vinyl flooring.

GARDEN

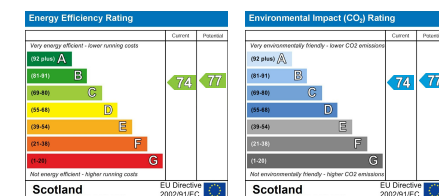
To the rear of the property is a laid to lawn garden accessed via the drying green area. Residents all have access to the rear drying green facilities.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.