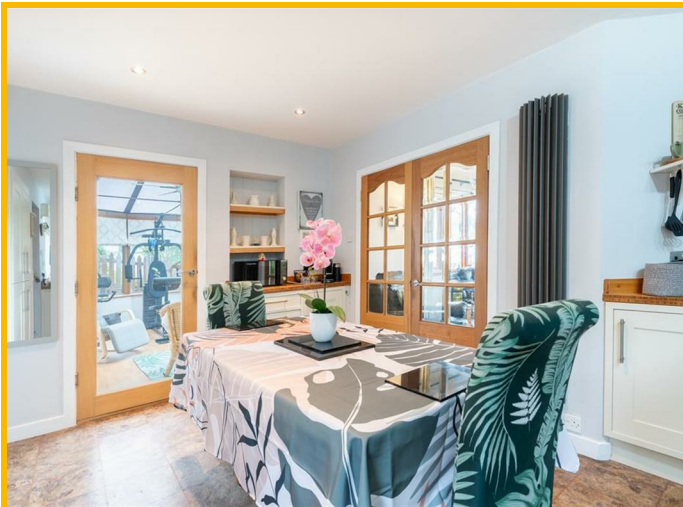




3 Guthrie Court Cupar Road, Newburgh, Cupar, KY14 6HA
Offers Over £320,000

 **Fife
Properties**

BEAUTIFULLY PRESENTED 4 Bedroom 2 Reception 3 Bathroom Detached Family Home offering STUNNING landscaped gardens, driveway, garage and a conservatory. Close to all local amenities including Primary School and great commuting links via the M90 and A92 for Perth, Dundee, Edinburgh and Beyond. Accommodation: Hall, living room, dining kitchen, conservatory, 2 ensuite double bedrooms, 2 further double bedrooms and a bathroom. DG. GCH. Gardens. Garage and a Driveway. Solar Panels. 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 Co-op, Doctors surgery, Dentist, Post Office, Library, Museum, Primary school, Nursery and after-school club as well as a local car garage and petrol station. 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. Newburgh has a well-connected network of local transport bus links with Cupar, St Andrews, Glenrothes and Perth with plans under way for the reintroduction of the Train Station providing additional links for further afield. Overall, a wonderful place to live with lots of appeal.

DIRECTIONS

Please contact agent for further information.

ACCESS

A timber door leads into the spacious lower hallway via a bright vestibule with double-glazed windows to the front and sides. Carpeted stairs with a timber and glass balustrade leads to the upper landing. Under stair cupboard and additional cupboard provides ample shelving/storage space. Radiator. Engineered hardwood flooring.

LIVING ROOM

14'10" x 14'4" (4.54m x 4.37m)

Bright living room with double-glazed windows to the front and side. Feature media wall contains space for entertainment equipment with a gas fire below set in a contemporary marble surround. Shelved alcove provides display/storage space. Radiator. Engineered hardwood flooring. Double timber doors lead to the dining kitchen.

DINING KITCHEN

20'0" x 11'0" (6.12m x 3.36m)

Spacious dining kitchen comprising: Floor standing units with solid wood worktops and matching upstand. Coordinating cupboard houses the gas central heating boiler. Island with granite worktop provides additional preparation space with further storage below. Freestanding gas range cooker with dual ovens below and an extractor fan above. Ample space for dining furniture. Pantry cupboard provides additional storage space. Vertical radiator. Karndean flooring. Open to utility room. Double-glazed timber door leads to the conservatory.

UTILITY ROOM

7'7" x 5'8" (2.33m x 1.73m)

Convenient utility room comprising: Wall mounted, floor standing units

with space for freestanding appliances. Laminate flooring. Opaque double-glazed timber door leads to the side garden.

CONSERVATORY

13'6" x 11'1" (4.13m x 3.38m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Laminate flooring. Double-glazed patio doors provide access to the garden.

BEDROOM 3

12'6" x 9'6" (3.82m x 2.92m)

Good-sized double bedroom with a double-glazed window to the front. Shelved alcove provides display/storage space. Radiator. Carpeted.

BEDROOM 4

11'5" x 9'5" (3.50m x 2.88m)

Additional downstairs double bedroom with a double-glazed window to the rear. Wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

6'6" x 6'5" (1.99m x 1.97m)

3-piece suite comprising: W.C, wash hand basin and a jacuzzi spa style bath with a folding screen and an electric shower unit. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator. Tiled flooring.

UPPER LANDING

Space for a home office area with a Velux window to the rear. Hatch provides access via a fixed metal ladder to the partially floored roof space fitted with overhead lighting. Carpeted landing.

MASTER BEDROOM

16'10" x 13'9" (5.14m x 4.21m)

Bright double bedroom with a double-glazed window to the front with a view towards the Tay Estuary. Built-in wardrobes provide ample shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

9'4" x 5'8" (2.85m x 1.74m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a multi-jet thermostatic control shower with sliding doors. Velux window to the front. Fully wet walled. Heated towel rail. Vinyl flooring.

BEDROOM 2

13'9" x 11'7" (4.20m x 3.55m)

Additional ensuite, double bedroom with a double-glazed window to the front again with a view towards the Tay Estuary. Built-in wardrobes

with sliding doors provide shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM 2

9'4" x 2'10" (2.85m x 0.87m)

3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with a pivot screen and a thermostatic control shower. Velux window to the front. Heated towel rail. Vinyl flooring.

GARDEN

To the front of the property is mainly laid to lawn with borders containing an array of mature plants, shrubs and trees providing colour throughout the year. To the side of the property is a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. A metal shed provides storage and an outdoor tap makes for easy watering in the summer months. A path to the other side of the property leads to the rear with raised veg boxes perfect for anyone looking to grow their own home produce in addition to the apple trees in the garden. A mono bloc driveway provides parking and access to the garage.

GARAGE

18'11" x 9'3" (5.77m x 2.84m)

Good-sized garage accessed via a metal roller door provides secure parking with additional storage space. A fixed workbench offers an ideal DIY space to the rear of the garage fitted with overhead lighting, power points and plumbing with concrete flooring.

AGENTS NOTES

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

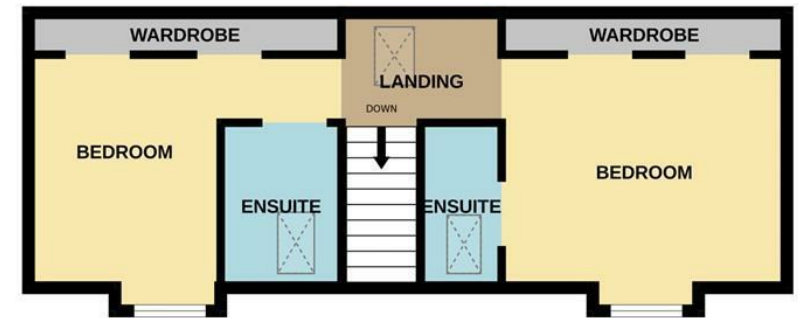




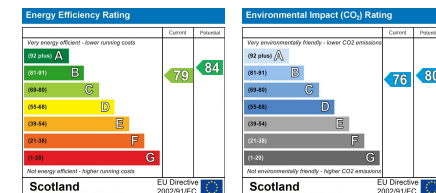
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



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.