



5 Towerwell High Street, Newburgh, Cupar, KY14 6AJ

Offers Over £80,000



INVESTMENT OPPORTUNITY 2 Bedroom Lower Apartment situated in a **POPULAR BUY-TO-LET** area close to all local amenities, transport links, parks and primary school making this a **FANTASTIC OPPORTUNITY** for an investor to expand their portfolio.

Located within walking distance to the local Primary School, high street and village centre providing all essential amenities with close proximity to transport links like the M90 and the mainline rail station in nearby Cupar with. Accommodation: Entrance hall/vestibule, bright lounge, dining kitchen, 2 double bedrooms, large walk-in storage room, bathroom. SG. GCH. Garden.

The property has a long-term tenant situated and currently produces an annual gross income of £5,940 (7.4% gross yield). The new owner could increase to the current market value and achieve an annual gross income of up to £6,600. Taking into consideration the asking price, this is a great opportunity to add value and makes for a worthwhile addition to any investor's property portfolio



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HALL

Access is via timber door leading into the hallway. Generously sized walk-in storage room. Radiator. Timber flooring.

LOUNGE

16'11" x 12'11" (5.18m x 3.96m)

Spacious lounge with two single-glazed Sash and Case windows to the front. Fireplace. Timber flooring. Doorway leading to the kitchen.

KITCHEN

18'6" x 6'9" (5.66m x 2.06m)

Fitted kitchen comprising: Wall mounted, floor standing units with granite effect laminate worktop. Space for several freestanding appliances. Cupboard houses the gas central heating condensing combi boiler. Dining area with ample space for table and four chairs. Single-glazed Sash and Case window to rear. Radiator. Timber effect laminate flooring.

BEDROOM 1

12'0" x 10'5" (3.68m x 3.18m)

Generously sized double bedroom with a single-glazed Sash and Case window to the front. Cupboard provides storage space. Radiator. Timber flooring.

BEDROOM 2

12'0" x 10'2" (3.68m x 3.10m)

Additional double bedroom with a single-glazed Sash and Case window to the front. Cupboard provides storage space. Radiator. Carpeted flooring.

BATHROOM

8'3" x 4'9" (2.53m x 1.47m)

3-piece suite comprising: W.C, wash hand basin and bath with thermostatic shower overhead and tiled surround. Opaque single-glazed Sash and Case window to the rear. Radiator. Tile effect flooring.

GARDEN

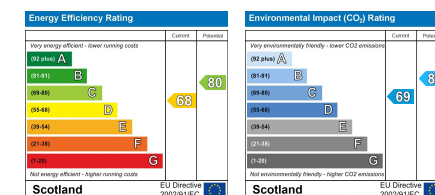
The front garden area is laid to lawn with room for drying clothes and seating, enclosed within a timber fence surround and access gate.

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 you financial position before we can recommend any offer to the vendor.