

6 Shorehead, Newburgh, Cupar, KY14 6BH

Offers Over £175,000

Fife Properties

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties

BEAUTIFUL 4 Bedroom Maisonette in MOVE IN CONDITION with spacious rooms and countryside views. Situated within walking distance of the River Tay, play parks, scenic walks and Newburgh High Street providing all essential amenities with the local Primary School nearby. GREAT COMMUTING LINKS via the A92 and Cupar train station for ideal for Dundee, Edinburgh and beyond. Accommodation: Hall, lounge, dining kitchen, 4 double bedrooms and a bathroom. DG. GCH. Garden and store. Shared drying green and outbuilding. PERSONAL PROPERTY TOUR available online.







LOCATION
Newburgh is a thriving and historic town on the banks of the River Tay, offering a strong sense of community together with a good range of local amenities and independent businesses. The town has a nursery and primary school with secondary education at Bell Baxter High School in Cupar, healthcare facilities, local shops and services, a library and museum. There is plenty to enjoy recreationally, with Newburgh Sailing Club providing access to the River Tay, Newburgh Juniors Football Club based at East Shore Park, and excellent opportunities for walking and cycling. Newburgh also sits on the Fife Coastal Path and is home to the historic Lindores Abbey and Lindores Abbey Distillery. With its attractive riverside setting, historic character, active community and convenient access to the wider Fife and Perthshire area, Newburgh is an appealing place to call home.

DIRECTIONS
Please contact agent for further information.

HALL
Access is via timber double doors leading into the main hallway through the vestibule with timber stairs, balustrade and radiator with a UPVC door leading into the main hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Cupboard provides storage space. Radiator. Laminate flooring.

LOUNGE
15'5" x 13'8" (4.71m x 4.19m)
Welcoming lounge with a double-glazed window to the front. Decorative tiled fireplace with a tiled hearth. 2 shelved alcoves provide display/storage with additional cupboard space below. Coving. 2 radiators. Laminate flooring.

DINING KITCHEN
13'0" x 12'5" (3.98m x 3.80m)
Spacious and bright fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for several freestanding appliances and dining furniture. Decorative fireplace with a timber and tiled surround and a tiled hearth. Wall mounted gas central heating condensing combi boiler. Double-glazed window to the rear. Coving. Radiator. Vinyl flooring.

BEDROOM 1
13'6" x 11'11" (4.14m x 3.64m)
Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobe provides hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 2
13'3" x 8'3" (4.06m x 2.53m)
Additional double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

BATHROOM
9'7" x 5'0" (2.93m x 1.53m)
3-piece suite comprising: W.C, vanity wash hand basin and a dual ended bath with an overhead thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Vinyl flooring.

UPPER LANDING
Leads to 2 double bedrooms with a built-in wardrobe with sliding doors providing shelving/storage space. Carpeted.

BEDROOM 3
13'9" x 11'10" (4.21m x 3.62m)
Double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging storage space. Doorway to the eaves storage cupboard. Radiator. Carpeted.

BEDROOM 4
16'3" x 9'6" (4.97m x 2.90m)
Further double bedroom with a double-glazed window to the front. Fitted storage provides shelving/storage space. Radiator. Carpeted.

GARDEN
The property has its own outdoor storeroom and area of garden, mainly laid to lawn with plants and shrubs with a paved patio area. A shared drying green for the immediate residents and an additional shared outbuilding with a water source ideal for tending to the garden.

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

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties









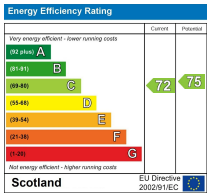


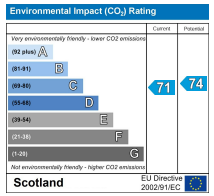
GROUND FLOOR



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 ©2026

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.

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties