

First Floor Flat 89 High Street, Newburgh, Cupar, KY14 6DA

Offers Over £160,000

Fife Properties

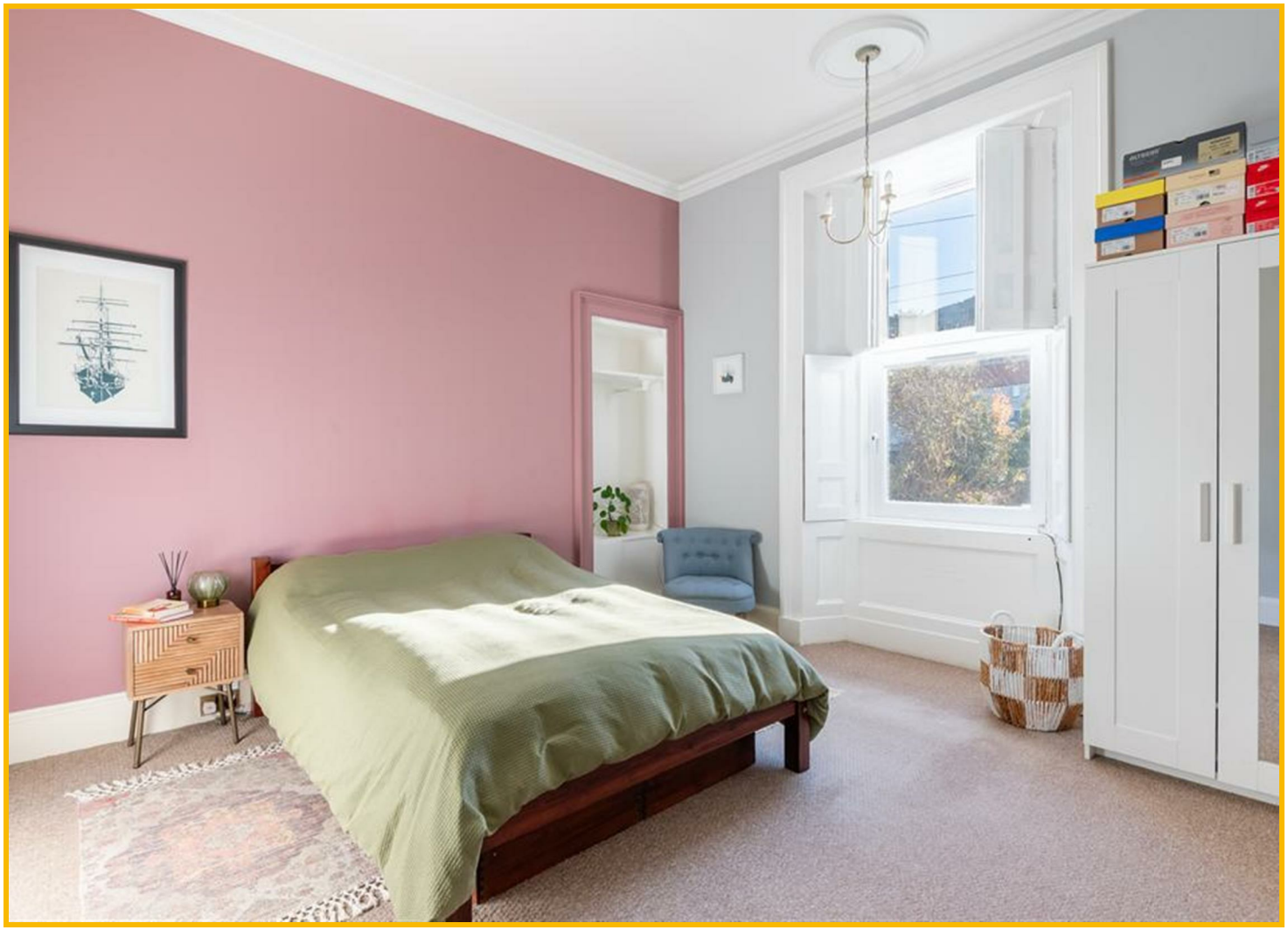
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Fife Properties

Amazing 2 Bedroom 2 Reception Grade B listed 1st Floor Apartment with many ORIGINAL FEATURES and OFF-STREET PARKING located in the heart of Newburgh. The Fife Coastal Path is a short walk away on the Firth of Tay, with essential amenities nearby including the Primary School. A short drive to Cupar provides further amenities and schools with excellent travel links to Perth, Dundee, Edinburgh and beyond via road and rail. Village life at its best. Accommodation: Hall, living/dining room, kitchen, 2 double bedrooms and a shower room. Self-contained annex: Reception room and a bathroom. DG/SG. GCH. Shared Garden. Allocated Off Street Parking and a Shared Visitors Space. 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
The property is accessed from a shared stairwell and has an external storage cupboard with a wrought iron/walnut veneer balustrade leading to the main door. Following on into the hallway there is cornicing, an archway with corbel detail and laminate flooring. A doorway leads to the Living/dining room.

LIVING/DINING ROOM
21'3" x 16'4" (6.49m x 4.98m)
Spacious bright reception room with 2 impressive sash and case windows to the front with secondary glazing. Feature log burning stove set on a slate hearth with a Belgian Black marble style surround. Ceiling rose, cornicing and picture rail. 2 radiators. Laminate flooring.

KITCHEN
12'10" x 8'11" (3.93m x 2.72m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below. Space for freestanding appliances. Double-glazed window to the rear with functioning timber shutters. Radiator. Laminate flooring.

BEDROOM 1
13'2" x 12'10" (4.02m x 3.93m)
Spacious double bedroom with a double-glazed window to the rear with functioning timber shutters. Alcove provides display/storage space. Cornicing and ceiling rose. Radiator. Carpeted.

BEDROOM 2
17'4" x 13'0" (5.30m x 3.98m)
Additional double bedroom with a sash and case window to the front with secondary glazing. Cornicing and ceiling rose. Radiator. Carpeted. Decorative fireplace set in a tiled surround with a tiled hearth.

SHOWER ROOM
7'8" x 4'6" (2.34m x 1.39m)
3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a fixed curtain rail and an electric shower unit. Coving. Partially tiled. Heated towel rail. Laminate flooring.

THE ANNEX: MAIN ROOM
13'1" x 10'3" (3.99m x 3.13m)
Good-sized room with windows to the sides and rear providing ample natural light making this an ideal work from home space, craft/business area or could become a self-contained 3rd bedroom. Currently there is a worktop with a sink and space below for a washing machine. Coving. 2 Radiators. Laminate flooring. There is a doorway leading to the en-suite bathroom.

EN-SUITE BATHROOM
6'4" x 4'3" (1.94m x 1.30m)
3-piece suite comprising: W.C, wash hand basin and a bath with a mixer tap shower attachment. Single-glazed skylight. Laminate flooring.

WALK-IN CUPBOARD
The cupboard houses the gas central heating combi boiler with a window to the side and laminate flooring.

GARDEN
To the rear is a mainly south facing shared garden laid to lawn with well stocked borders containing plants, shrubs and trees. A paved patio provides an ideal space for garden furniture to relax and enjoy time in the sun. A gravel driveway provides 1 allocated parking space and a shared visitors parking space.

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

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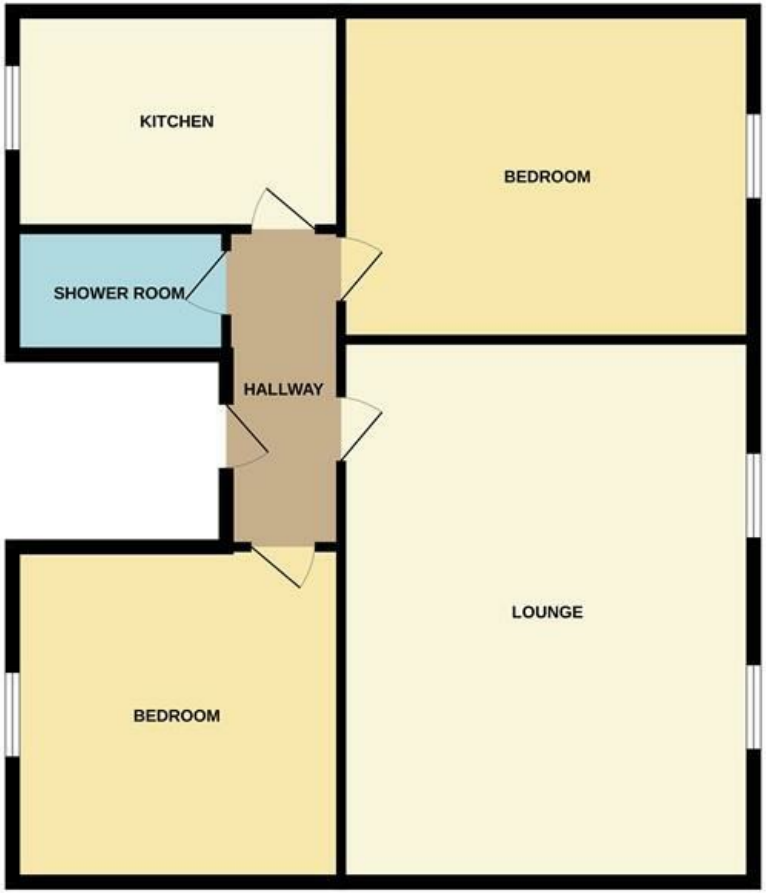


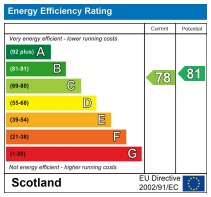


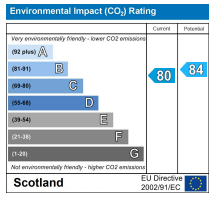
ANNEXE



FIRST 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.
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