

9 Scotland Terrace, Newburgh, Cupar, Fife, KY14 6AX

Offers Over £95,000

Fife Properties

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AMAZING 2-Bedroom 2-Reception GROUND FLOOR Apartment READY TO MOVE IN appealing to a first-time buyer, professionals or a downsizer. With easy access to the High Street, local amenities, the Primary School, shops and cafes including scenic riverside walks nearby on the Fife Coastal Path. Great commuter links to Cupar, Perth, Dundee and beyond. Accommodation: Hall, living room, breakfasting kitchen, sunroom, 2 bedrooms and a shower room. DG. GCH. Front garden and rear patio. 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 a UPVC door with opaque double-glazed window leading into the hallway. Cupboard houses the gas central heating condensing combi boiler with storage space. Additional cupboard provides shelving/storage space. Radiator. Carpeted.

LIVING ROOM
15'3" x 12'0" (4.65m x 3.67m)
Bright living room with a double-glazed window to the front. Shelved alcove provides display/storage space with a cupboard below. Feature inset multi-fuel stove with a slate surround and hearth. Radiator. Carpeted. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN
12'10" x 9'11" (3.92m x 3.04m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Fixed breakfasting bar provides a social dining space. Integrated appliances include a gas hob, extractor fan and an oven, space for freestanding appliances. Radiator. Vinyl flooring. A metal double-glazed door leads to the sunroom.

SUNROOM
9'10" x 7'11" (3.01m x 2.43m)
Bright sunroom mainly south facing with wrap around double-glazed windows. Tiled flooring. UPVC door provides access to the rear patio.

BEDROOM 1
12'9" x 10'10" (3.91m x 3.32m)
Double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Picture rail. Radiator. Carpeted.

BEDROOM 2
11'5" x 8'1" (3.49m x 2.47m)
Good sized single bedroom with a double-glazed window to the front. Radiator. Carpeted.

SHOWER ROOM
5'10" x 4'10" (1.78m x 1.48m)
3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Vinyl flooring.

GARDEN
The front garden is low maintenance and mainly stone chipped, enclosed within a timber fence surround. The side garden again is low maintenance and stone chipped with a path leading to the property entrance and the rear patio. The rear patio is mainly south facing making this an ideal drying area and spot for garden furniture to relax and enjoy time in the sun. A timber shed provides outdoor storage space.

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

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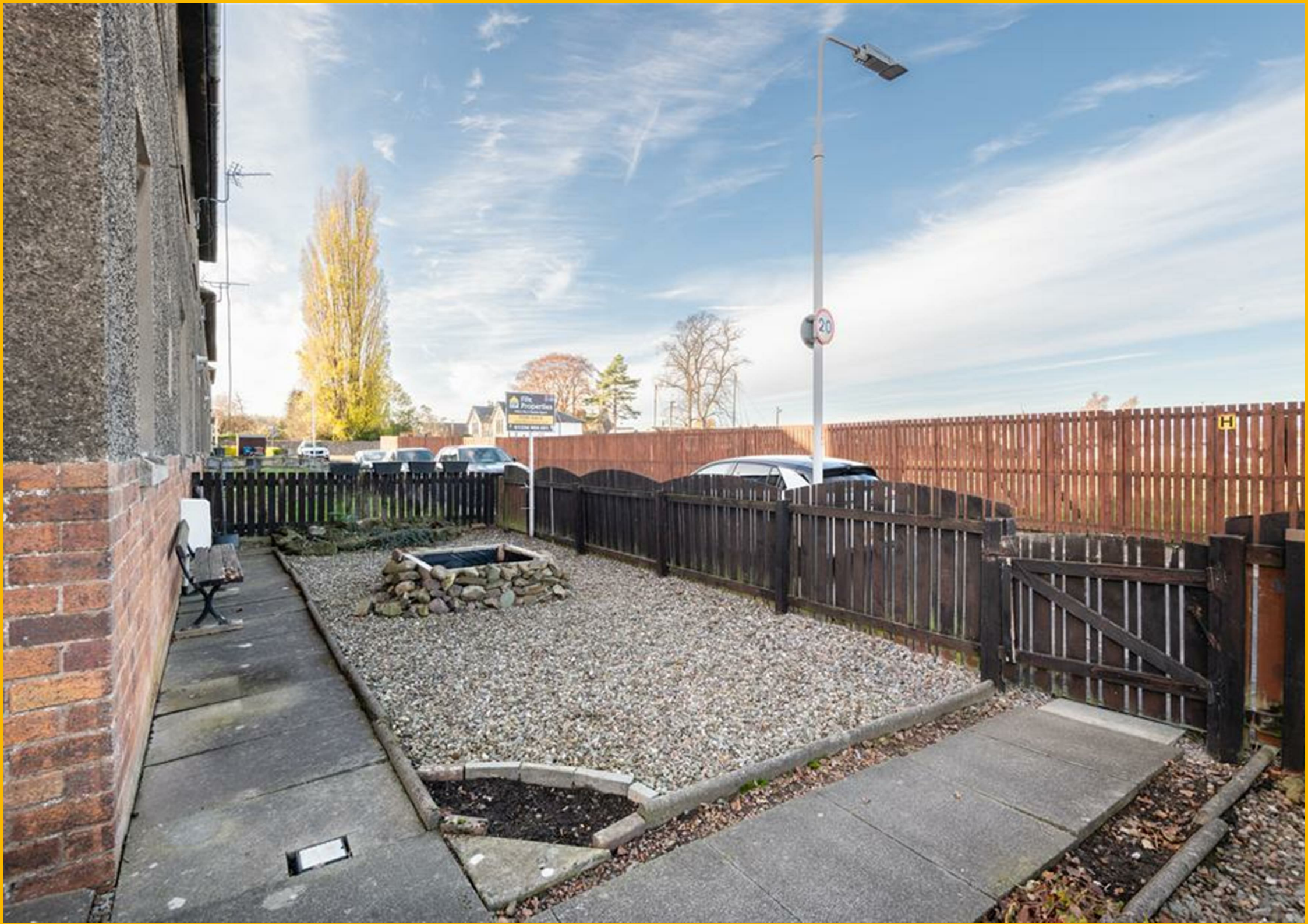
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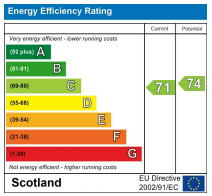

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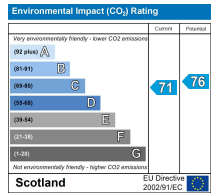
GROUND FLOOR
70.1 sq.m. (754 sq.ft.) approx.



TOTAL FLOOR AREA : 70.1 sq.m. (754 sq.ft.) approx.

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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