

Buy your next home with Next Home

Leading Perthshire Estate Agency

194 High Street, Newburgh, Cupar, KY14 6DZ

Offers Over £135,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

194 High Street, Newburgh, Cupar, KY14 6DZ

Many thanks for your interest with 194 High Street, Newburgh, Cupar, KY14 6DZ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Newburgh is situated in Fife just over the border from Perthshire and provides a wide range of day-to-day facilities, a primary school and easy commuting access to Perth, Dundee, Cupar and St Andrews.

The conservation burgh of Newburgh established in the 13th century, has many fine recreational areas including parks, a sailing club and easy access walks by the river Tay and in the hills behind and around the town. There are a variety of local shops including a specialist craft shop and an art gallery.

There is also a lovingly restored and historically unique distillery at one end of the burgh which brings many international visitors and a famous organic farm shop and restaurant at the other end. Cupar is just 11 miles away and has a good range of local shops including supermarkets, a selection of pubs and restaurants, leisure facilities including a swimming pool and two golf courses. The cosmopolitan university town of St. Andrews and its world famous golf courses, are only 9 miles away.



Property Summary

Next Home are delighted to bring to the market this well presented 2 bed mid-terraced villa situated in the quiet town of Newburgh.

The spacious accommodation over three levels comprises: spacious lounge with room for a variety of free standing furniture, kitchen/breakfast room is located in basement, middle hall which is currently used a study, two large double bedrooms and a family bathroom.

Additionally there is a large floor attic.

Externally on street parking is available to the front of the property.

Gas central heating throughout.



Key property features

- ✓ Well presented
- ✓ Ideal for a first time buyer
- ✓ Spacious rooms
- ✓ Popular residential area
- ✓ Great walks nearby
- ✓ Gas central heating
- ✓ Fully floored attic space
- ✓ Space for a study









Next Home - 194 High Street, Newburgh, Cupar, KY14 6DZ

An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

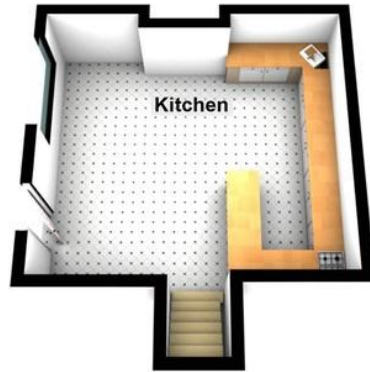


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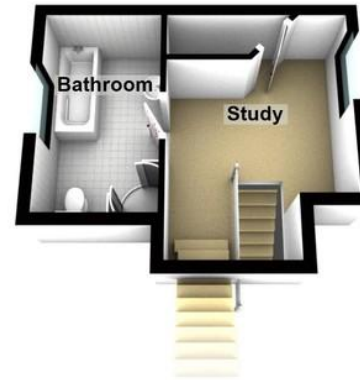
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Floorplans

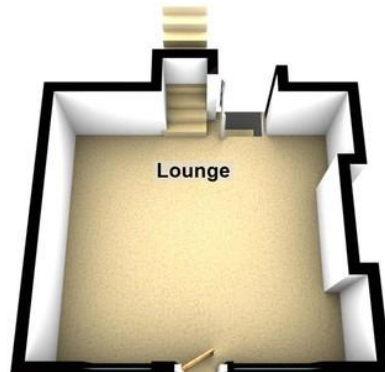
Basement



First Floor



Ground Floor



Second Floor





Property Room sizes

LOUNGE

17' 4" x 15' 6" (5.28m x 4.72m)

KITCHEN

13' 11" x 10' 10" (4.24m x 3.3m)

LANDING/STUDY

10' 4" x 9' 3" (3.15m x 2.82m)

BEDROOM

16' x 10' 4" (4.88m x 3.15m)

BEDROOM

15' 10" x 10' 8" (4.83m x 3.25m)

BATHROOM

11' x 5' 5" (3.35m x 1.65m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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