



Arisaig, Mount Pleasant, Newburgh, Cupar, KY14 6AD

Offers Over £295,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Arisaig, Mount Pleasant, Newburgh, Cupar, KY14
6AD

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

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We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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





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Property Summary

Next Home are delighted to bring to this rare to the market 4 bedroom detached villa situated in the most picturesque area of the quiet village of Newburgh.

The property sits on the most envious and elevated plot benefitting from stunning River Tay views. This bright and spacious family home is set over 2 levels and comprises: Entrance hall with large cupboard, fully fitted breakfasting kitchen, very spacious lounge with patio doors leading to the side garden and access to a conservatory, dining room that benefits from lovely views, utility room, sitting room, and a double bedroom with an en-suite shower room are all located on the ground floor.

The 1st floor offers more spacious accommodation with a large principal bedroom that can also be used as an additional sitting room. It also benefits from a balcony. There are 2 further double bedrooms and a 4 piece family bathroom suite.

This home benefits from a lovely mature wrap around garden and is ideal for the keen gardener with an array of plants, trees, flower beds and shrubbery to be enjoyed. There is also a patio and a decked area ideal for taking in the views and hosting in the summer months.

Additionally there is a double garage with power and lighting.

Gas central heating and double glazing throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Balcony
- ✓ River Tay Views
- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Double garage
- ✓ Spacious rooms
- ✓ Lovely mature gardens
- ✓ Quiet location
- ✓ Conservatory













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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 gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

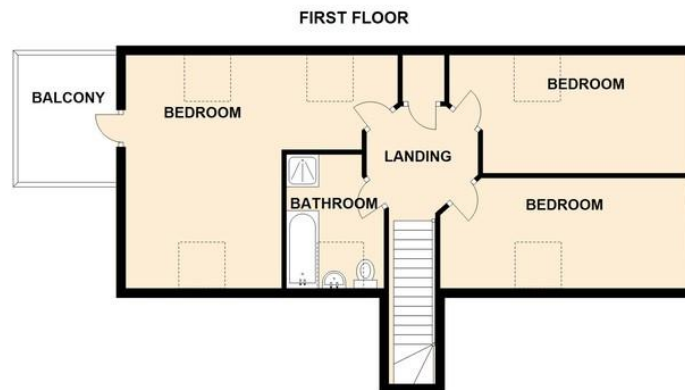
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

20' x 13' (6.1m x 3.96m)

DINING ROOM

13' x 11' (3.96m x 3.35m)

BREAKFASTING KITCHEN

12' 1" x 11' 1" (3.68m x 3.38m)

UTILITY ROOM

15' 2" x 13' 3" (4.62m x 4.04m)

SITING ROOM

15' 8" x 10' (4.78m x 3.05m)

CONSERVATORY

14' 4" x 6' 6" (4.37m x 1.98m)

BEDROOM(GROUND FLOOR)

13' 4" x 12' 6" (4.06m x 3.81m)

ENSUITE

6' 3" x 5' 9" (1.91m x 1.75m)

BEDROOM/ADDITIONAL SITTING ROOM

17' 6" x 17' 3" (5.33m x 5.26m)

BEDROOM

16' 4" x 8' 6" (4.98m x 2.59m)

BEDROOM

16' 4" x 8' 6" (4.98m x 2.59m)

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

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

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