



40 King Street, Newport, DD6 8BE
Offers over £125,000



40 King Street
Newport
DD6 8BE

OFFERS OVER
£125,000

Rollos are delighted to offer to the market this well presented ground floor flat. The property is situated only moments away from the town Centre with all amenities available there. The flat has gas fired central heating and double glazing throughout. To the rear there is a good-sized shared garden and drying green. Parking is available on street. Newport is ideally situated for both Dundee and most Fife towns and is on a main bus route.

A main door opens into a good-sized vestibule with doors leading to all rooms. The lounge/ dining/ kitchen is located to the rear of the property and offers a good degree of privacy. The kitchen is a modern design and has an integrated oven, hob and extractor fan. The modern shower room has a shower cubicle with electric shower, wash hand basin and W.C. Both bedrooms, which are doubles, are located to the front of the property. Bedroom one has built in wardrobes and bedroom two is currently being used as a public room.





- Well presented ground floor flat
- Open plan living room / dining room / kitchen
- Two double bedrooms
- Shower room
- GFCH & DG
- Shared garden to rear

INCLUDED

All fitted carpets, floor coverings and integrated kitchen appliances are included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND B

EPC RATING D

FLOOR AREA 51 sqm

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Room Sizes

Approximate measurements

Living Room / Kitchen / Dining Room	14'8" x 12'2"	4.47 x 3.71
Bedroom	12'4" x 8'6"	3.77 x 2.60
Bedroom	11'8" x 11'2"	3.55 x 3.40
Shower Room	6'1" x 5'3"	1.86 x 1.60

*For today, tomorrow
and the future*

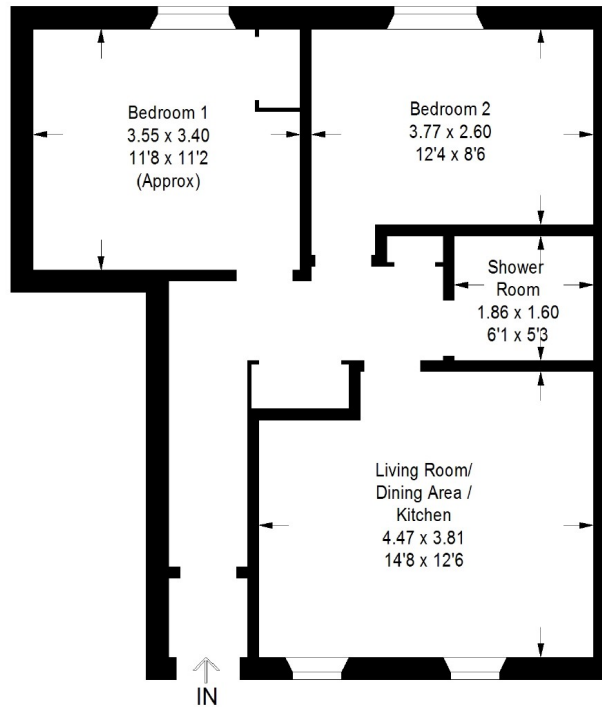


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Approximate Gross Internal Area = 52.9 sq m / 569 sq ft



Ground Floor Flat

Illustration For Identification Purposes Only.
Not To Scale (ID:718645 / Ref:76161)



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24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,
Fife KY14 7DD
T: 01337 828775
E: auchtermuchty@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.