

# Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Clinton Street, Newburgh, Cupar, KY14 6DP

Offers Over £160,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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13 Clinton Street, Newburgh, Cupar, KY14 6DP

Many thanks for your interest with 13 Clinton Street, Newburgh, Cupar, KY14 6DP.

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 renown 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.



# Next Home your number 1 choice for property sales



FREE Valuations



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

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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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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring this 2 bedroom mid-terraced cottage situated in the highly sought after coastal town of Newburgh.

The property is close to a range of excellent local amenities and would also be ideal for the commuter with motorway access nearby. Comprising entrance hall; shower room; lounge with woodburning stove and under-stair storage; dining room with built in storage; inner hall; open plan dining kitchen with integrated oven/grill, 4 ring gas hob, dishwasher and washing machine; landing; two double bedrooms with built in storage and a second shower room.

The windows are double glazed throughout and warmth is through gas central heating.

Externally the property benefits from a good sized fully enclosed garden and stunning views of the River Tay.

Viewings are highly recommended to appreciate the accommodation on offer.





# Key property features

- ✓ 2 double bedrooms
- ✓ 2 reception rooms
- ✓ Quiet village location
- ✓ Lovely views
- ✓ Charming features
- ✓ Large mature gardens
- ✓ Summer house
- ✓ Ideal for a first time buyer
- ✓ 2 woodburning stoves





















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# Have a property to sell?

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

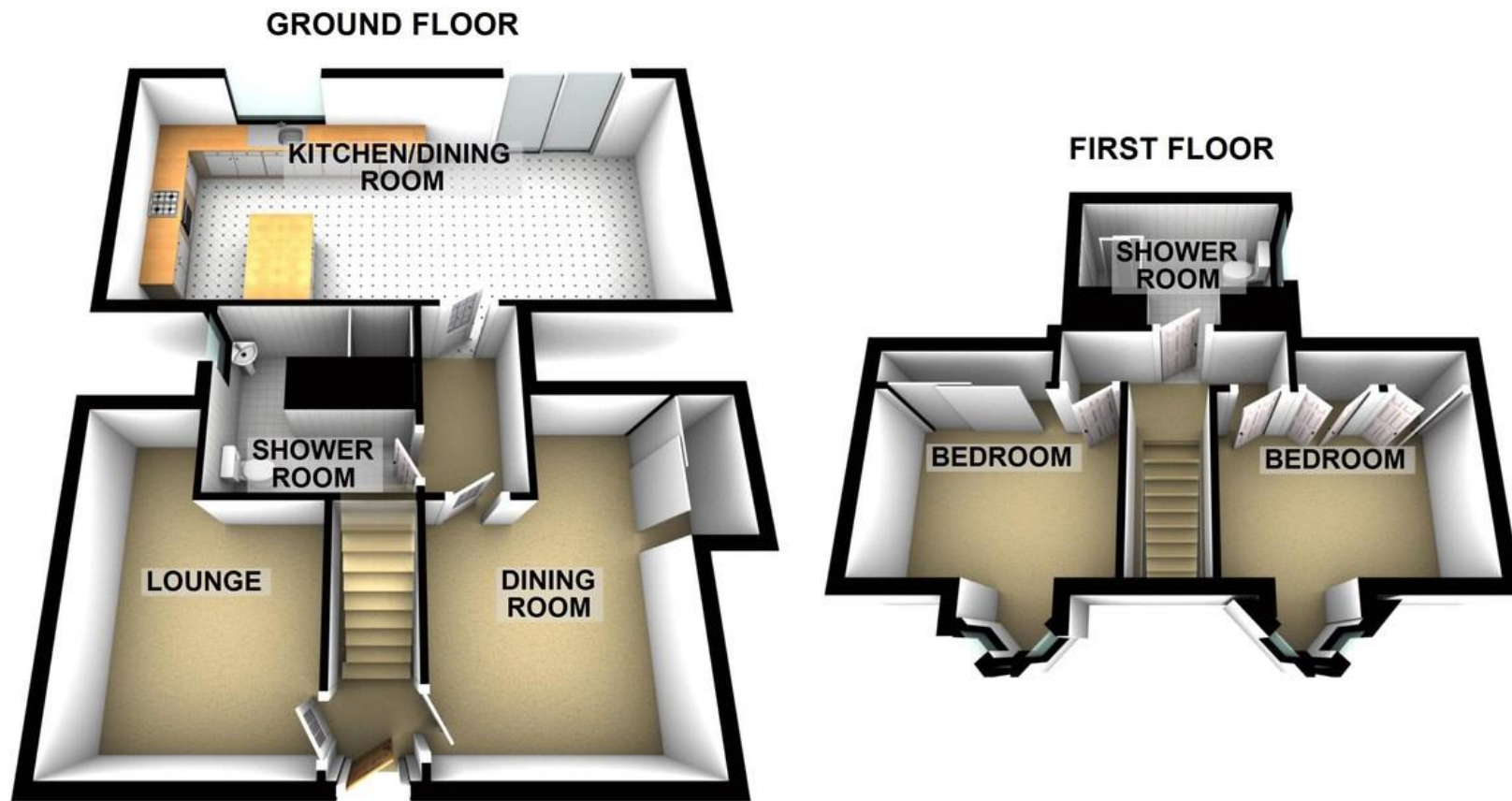


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# Floorplans

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# Property Room Sizes

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## **ENTRANCE HALL**

*4' 2" x 3' 4" (1.27m x 1.02m)*

## **LOUNGE**

*15' 9" x 10' 10" (4.8m x 3.3m)*

## **DINING ROOM**

*14' 11" x 9' 0" (4.55m x 2.74m)*

## **DINING KITCHEN**

*22' 3" x 15' (6.78m x 4.57m)*

## **BEDROOM**

*13' 10" x 12' 11" (4.22m x 3.94m)*

## **BEDROOM**

*12' 11" x 11' 4" (3.94m x 3.45m)*

## **SHOWER ROOM**

*6' 4" x 3' 9" (1.93m x 1.14m)*

## **SHOWER ROOM**

*8' 3" x 7' 5" (2.51m x 2.26m)*

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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