



**Premier
Properties**
Perth



27 Tay Street, Cupar, KY14 6AL

Offers Over £95,000

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Occupying a single level, the generously sized accommodation offers an entrance hallway, good sized lounge, kitchen, three bedrooms and a wet room.

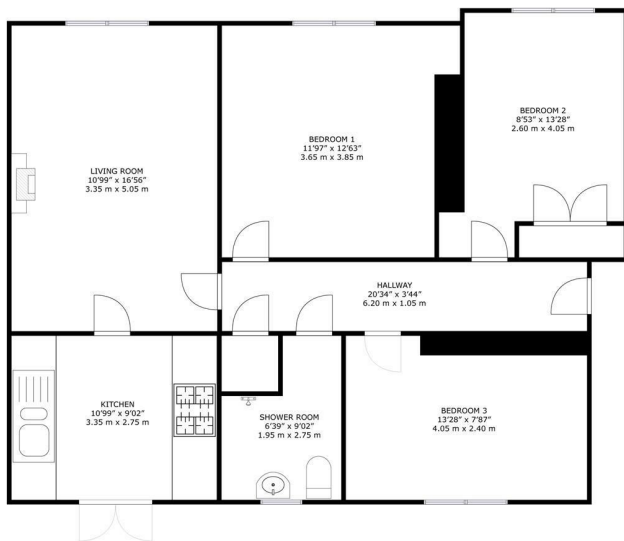
The property benefits from gas central heating and double glazing.

Externally to the rear you will find a decked patio area to enjoy the finer weather. There is also off street parking available to the front.

Newburgh lies on the Fife regional border with Perth & Kinross and has excellent road links to the M90 motorway offering easy access to Perth, Cupar, Dundee, St Andrews and Glenrothes. It is also within easy reach of the neighbouring town of Abernethy.

- 3 Bedrooms
- Buy To Let Opportunity
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- Off Street Parking





27, Tay Street Newburgh, Cupar, KY14 6AL

GROSS INTERNAL AREA
TOTAL: 775 sq. ft, 72 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(38-54) E		
(38-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
	71	75		69	75
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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 of representation 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 any representation or warranty in respect of the property.

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