



**Premier
Properties**
Perth



165A High Street, Cupar, KY14 6DY

Offers Over £95,000

 **2**  **1**  **1**  **E**

Split over three levels, comprising mainly of: Ground Floor - Entrance Hallway, Kitchen and Bathroom. First Floor - Landing, Two Bedrooms. Second Floor - Living Room.

Heating is provided via electric panel heaters. There is parking available to the front of the property and a shared rear garden.

Newburgh is a delightful community that lies on the Fife regional border with Perth, making it an ideal location for those who appreciate the beauty of rural living while still having access to nearby towns and cities. The village is known for its friendly atmosphere and scenic views, providing a perfect backdrop for leisurely walks and outdoor activities.

- 2 bedrooms
- 1 bathroom
- Located in Newburgh
- Private front parking
- Shared rear garden
- Electric panel heaters





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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		82			
		47			
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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