

Simple Approach



20 Robertson Crescent, Cupar
KY14 6AW

Offers over £104,000

Simple Approach are pleased to welcome this very well presented, upper floor flat situated in the ever popular Newburgh to the residential sales market. This great property comes to the market in excellent move in condition throughout and benefits from ample living space. Robertson Crescent enjoys stylish interior comprising of a bright and spacious lounge, a sizable fitted kitchen with ample space for dining, two generous bedrooms both of which have fitted wardrobes and a stylish shower room. Practical attributes include gas central heating and double glazing throughout. Robertson Crescent is ideally located to take advantage of all the excellent local amenities such as cafes and shops just a short distance away along with being close by to the neighbouring larger areas of Perth and Fife. This property lends itself to a wide range of buyers including first time buyers, couples or investors. Viewing is essential to appreciate the overall excellent condition and great location on offer here at Robertson Crescent, Newburgh.

Lounge

13'11" x 14'9" (4.25 x 4.51)

Kitchen

12'9" x 10'5" (3.91 x 3.20)

Bedroom 1

14'1" x 10'5" (4.31 x 3.18)

Bedroom 2

10'5" x 9'4" (3.20 x 2.85)

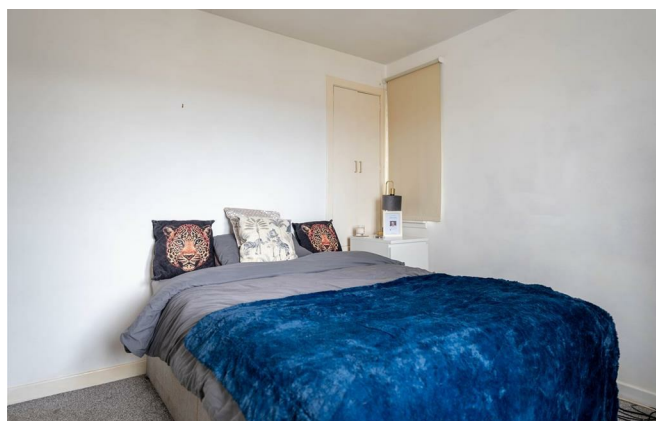
Shower Room

6'11" x 6'4" (2.11 x 1.94)



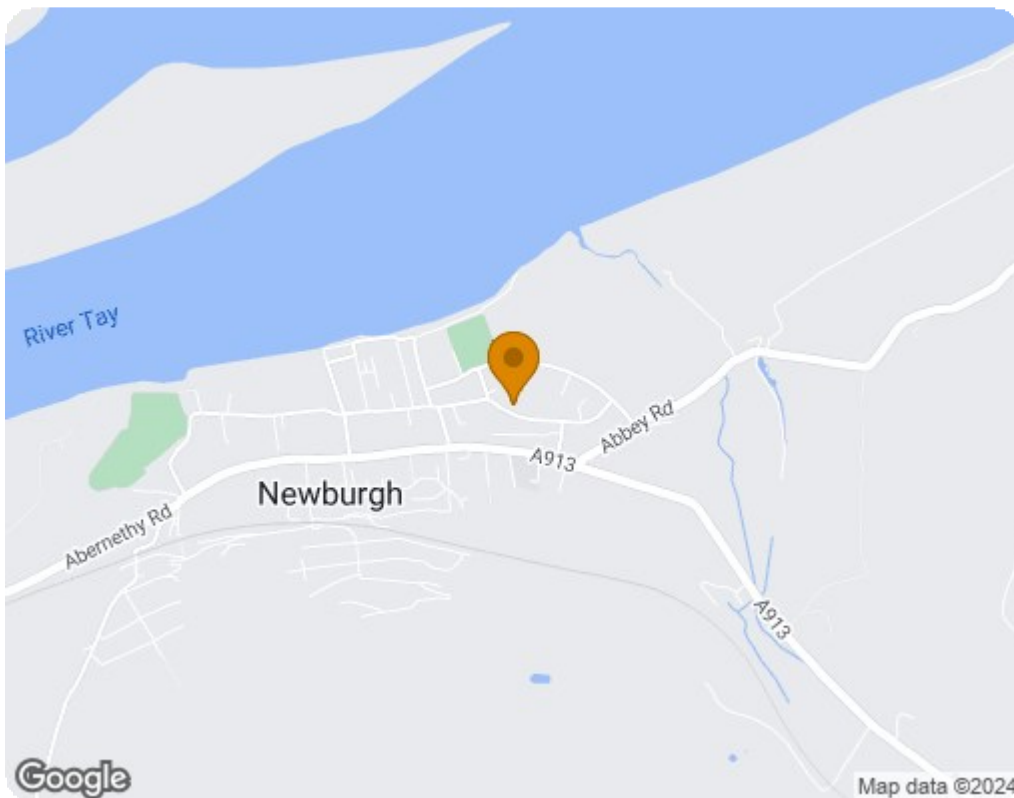


- Upper Floor Flat
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- Sizeable Fitted Kitchen
- Highly Sought After Residential Area
- Two Generous Bedrooms
- Large Private Garden





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC