

Simple Approach



Estate Agents



22 High Street, Cupar  
KY14 6AQ

Offers over £79,950



Simple Approach are pleased to bring to market this mid-terraced house located in the heart of Newburgh's charming High Street. This property offers a fantastic opportunity for buyers looking to take on a renovation project and add value through refurbishment. Set over two floors, the home benefits from a traditional layout with great potential to reimagine the internal space to suit modern living. With generous room proportions, this is an ideal purchase for investors, developers, or ambitious first-time buyers seeking a project in a popular and well-connected village location. Early viewing is recommended to appreciate the potential on offer.

### Ground Floor

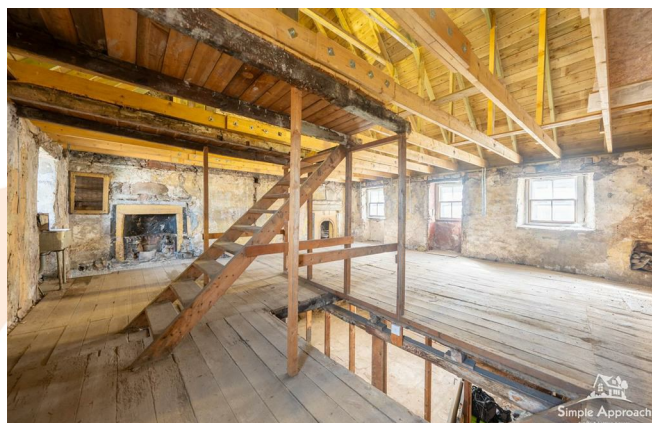
21'10" x 18'2" (6.68 x 5.56)

### Second Floor

22'7" x 22'6" (6.89 x 6.88)

### Attic Floor

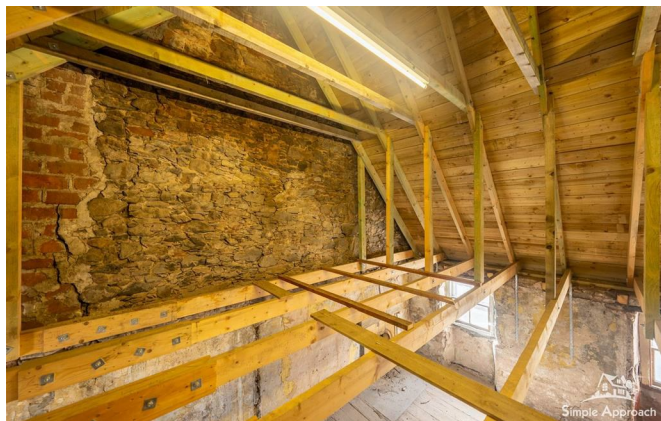
11'4" x 22'6" (3.47 x 6.88)

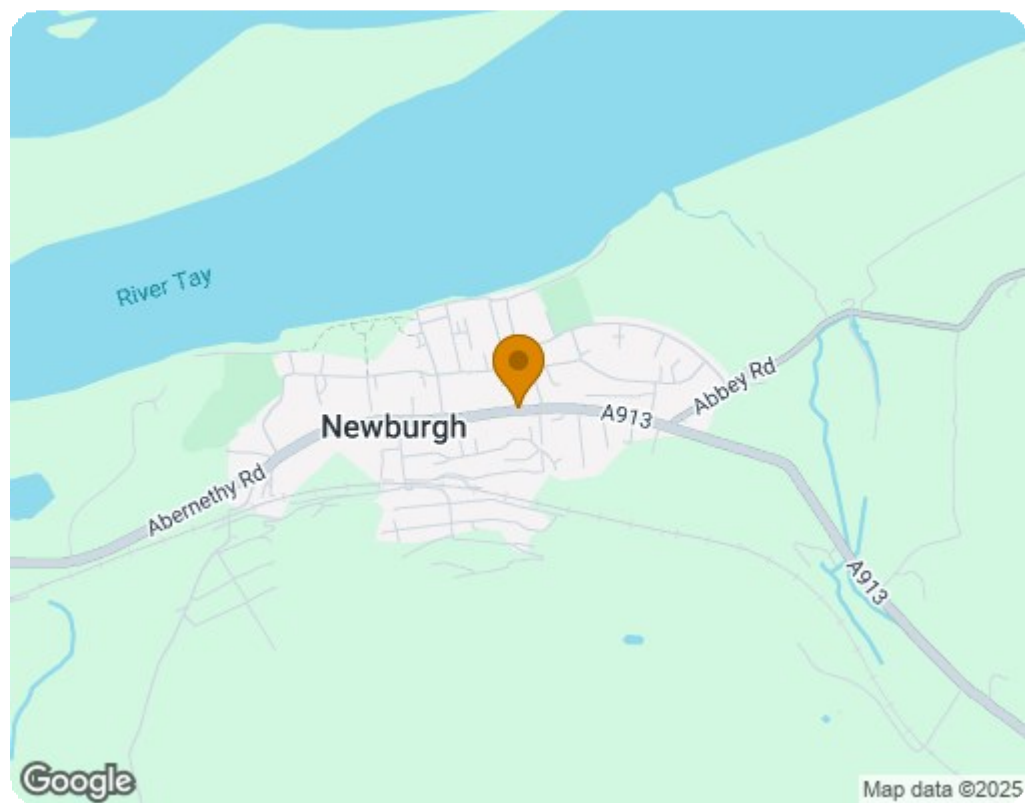







- Excellent Renovation Potential
- Good Transport Links
- Mid Terraced House
- Highly Sought After Area
- Prime High Street Location
- On Street Parking





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