

Simple Approach



Estate Agents



34 Hill Road, Cupar
KY14 6AA

Offers over £148,000

This beautifully presented semi-detached home on Hill Road, Newburgh, offers a perfect blend of modern style and comfortable living in a truly charming location. Immaculately decorated throughout, the property showcases a contemporary interior designed with both practicality and elegance in mind.

The heart of the home is the stunning open-plan kitchen, lounge and dining area—a bright, sociable space ideal for modern living. The sleek kitchen flows effortlessly into the living area, where a wood-burning stove creates a warm and inviting focal point, perfect for cosy evenings. Upstairs, the property features two generous bedrooms, each tastefully finished and offering ample room for furnishings and storage. The stylish shower room continues the modern theme, offering a high-quality finish and a fresh, contemporary feel.

Further benefits include gas central heating and double glazing, ensuring year-round comfort and efficiency. Set in a lovely location within the sought-after village of Newburgh, this delightful home is ideal for first-time buyers, downsizers or anyone seeking a move-in-ready property with standout charm and character.

Downstairs WC

4'0" x 6'2" (1.22 x 1.88)

Kitchen / Dining / Lounge

20'5" x 17'7" (6.23 x 5.36)

Bedroom One

8'4" x 15'10" (2.55 x 4.84)

Bedroom Two

8'4" x 11'6" (2.55 x 3.53)

Shower Room

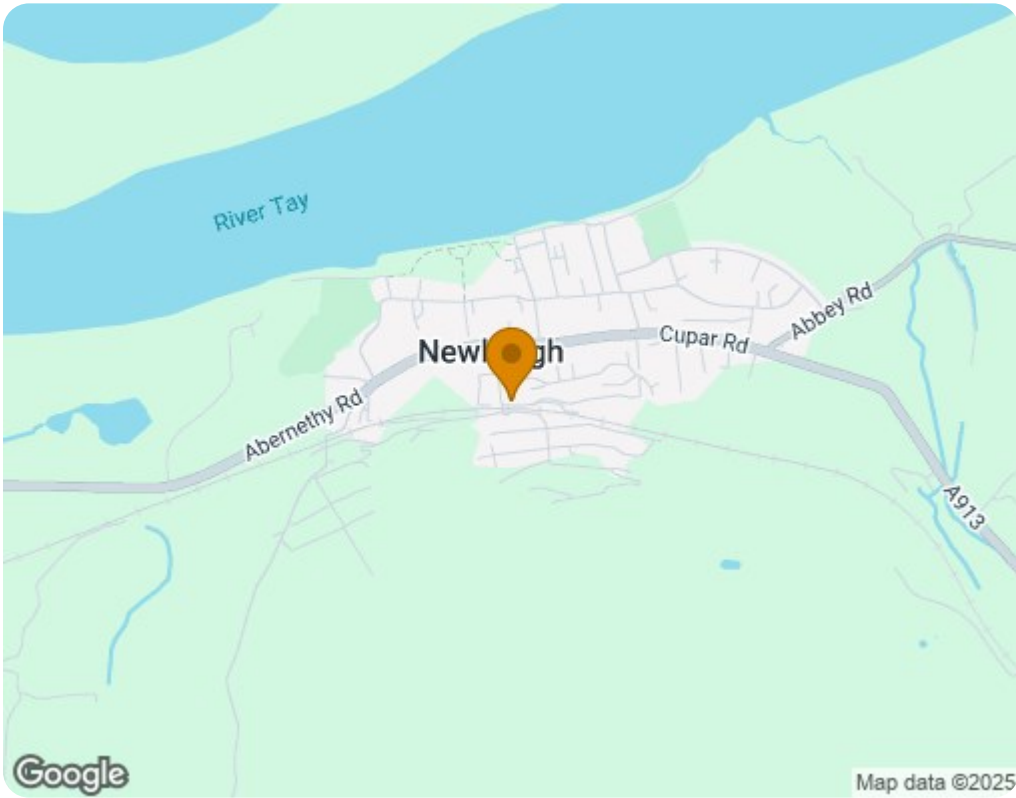
6'1" x 9'3" (1.86 x 2.83)





- Beautifully presented semi-detached home
- Attractive wood-burning stove feature
- Gas central heating and double glazing
- Stylish modern decor throughout
- Two generous, well-finished bedrooms
- Move-in-ready home with standout charm and character
- Stunning open-plan kitchen, lounge and dining area
- Contemporary, high-quality shower room
- Contact our mortgage team to discuss your options!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC