



Larch Grove Mount Pleasant, Newburgh, KY14 6AD

Offers Over £155,000







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**OFFERS OVER**  
**£155,000**

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Larchgrove is a spacious semi-detached villa which is in need of some upgrading and situated within a quiet elevated area of the town with excellent open views over the Tay Estuary and beyond.

The property is entered into the front porch and a further door leads into the hallway.

The lounge offers a window to the front with open views and patio doors to the rear. Electric fire and surround.

The kitchen is fitted with white base and wall units and wood effect work surfaces, stainless steel sink and drainer, electric slot in cooker. Space for washing machine, dishwasher. Window overlooking and door leading to the rear garden.

The bathroom is fitted with W.C., wash hand basin and bath with over electric shower. Opaque window to the rear.

From the hallway a staircase with window overlooking the garden to the front leads to the upper level where there are three good sized bedrooms and a box room with the rooms to the front offering open views over the Eden Estuary and beyond.

To the front the garden is laid to lawn with

borders offering a selection of shrubs.

To the rear there is a driveway to the side offering off street parking and leading to the Timber garage. Brick built out shed offering storage. The garden to the rear is laid out for ease of maintenance with a selection of mature shrubs.







- Spacious semi-detached villa
- Views over the Tay Estuary and beyond
- Hallway
- Lounge
- Fitted kitchen
- Bathroom
- Three bedrooms and box room
- Electric storage heating & Double glazing
- Driveway and Timber garage
- Garden to the front and rear

### **INCLUDED**

All fitted carpets, fitted floor coverings and other items maybe available by separate negotiation on request.

### **SERVICES**

Mains water, drainage, gas and electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: F**

**FLOOR AREA: 914.00 SQ FT**













## Room Sizes

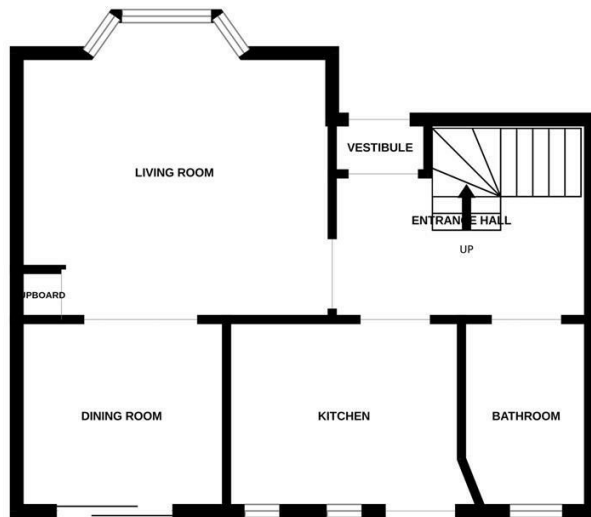
*Approximate measurements*

Lounge / Dining room	22'6" x 13'6"
Kitchen	8'2" x 9'8"
Bathroom	5'9" x 8'0"
Bedroom 1	13'9" x 10'11"
Bedroom 2	8'3" x 15'1"
Bedroom 3	8'3" x 9'8"
Box room	4'0" x 6'10"

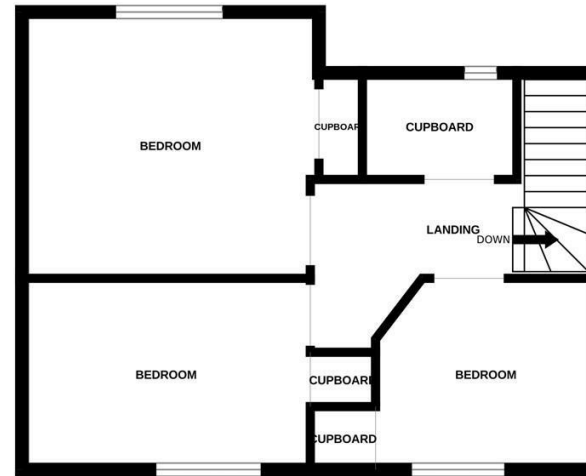




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.