



7 Anderson Street, Newburgh, KY14 6AE
Offers Over £90,000



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**OFFERS OVER
£90,000**

Number seven is a well-presented self-contained ground floor flat which is located within the popular village of Newburgh offering partial views towards the Tay Estuary and beyond. Newburgh offers a comprehensive range of facilities including Primary schooling, shops, public houses and bowling club. A regular bus service runs through the town connecting it to the city of Perth. Making this an ideal base for commuting.

The property is entered from the front into the entrance hallway.

The lounge offers two windows to the front offering partial views towards the Tay Estuary. Cupboard housing the central heating boiler and cupboard housing electric meter.

An archway leads to the breakfasting kitchen which is fitted with white base and wall units, coordinating dark worksurfaces and stainless-steel sink and drainer. Slot in electric cooker with extractor above. Fridge and freezer. Space for washing machine. Window to the rear. Space for dining.

Bedroom one offers a window to the rear and bedroom two offers a window to the front. The

shower room is fitted with a W.C., wash hand basin and shower cubicle with mixer shower. High level window to the front.

A shared pathway to the side of the property leads to an area of garden which is owned by number seven and is split into two sections, one which is laid to lawn and another laid out for ease of maintenance with gravel.





- Well-presented self-contained ground floor flat
- Village location with views towards the Tay Estuary
- Entrance hallway
- Lounge
- Breakfasting kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Area of garden ground to the rear

INCLUDED

All fitted carpets, fitted floor coverings, slot in electric cooker, fridge and freezer.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A

EPC RATING: E

FLOOR AREA: 516.00 SQ FT







Room Sizes

Approximate measurements

| | |
|-------------|---------------|
| Kitchen | 17'11" x 7'0" |
| Lounge | 8'6" x 13'9" |
| Bedroom | 15'4" x 7'0" |
| Bedroom | 10'4" x 9'9" |
| Shower room | 5'4" x 4'8" |



Approximate Gross Internal Area
51.7 sq m / 556 sq ft

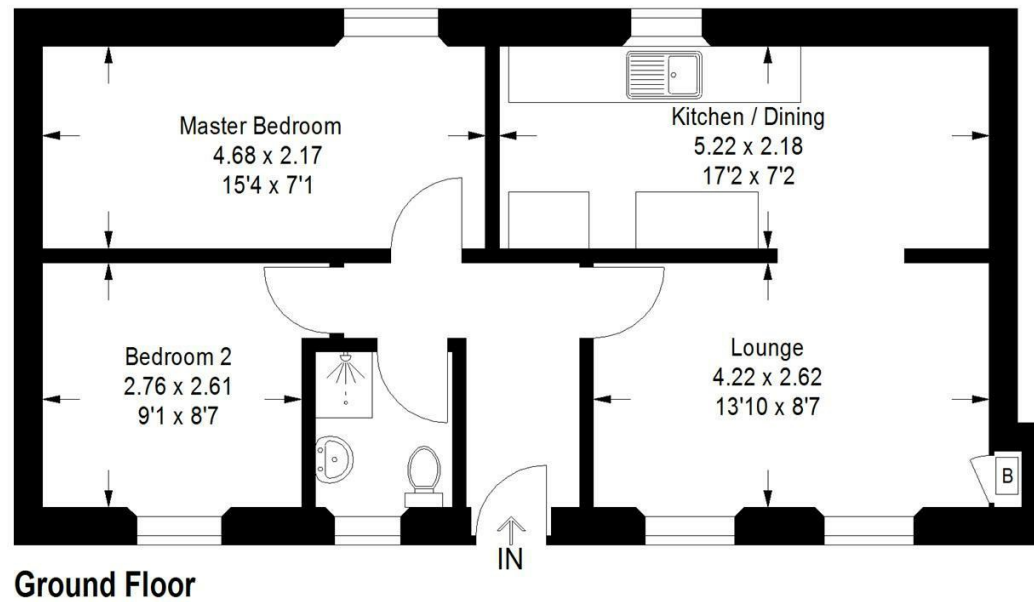


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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.