



7 Robertson Crescent, Newburgh, KY14 6AW

Offers Over £125,000



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OFFERS OVER
£125,000

Number seven is a mid-terraced villa offering family accommodation and enclosed garden to the rear.

The property is entered into the entrance hallway with offers storage facilities. The lounge offers a window to the front, feature electric fire and ceiling fan. A glazed door leads into the kitchen which is fitted with base and wall units, coordinating work surfaces and stainless-steel sink. Storage larder. Space for appliances. Window to the rear. A door leads into the sun porch with is fully glazed, Perspex roof and door leads to the rear garden. The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window to the rear. A staircase leads to the upper level. Window on the upper landing, storage and access to the attic space. Bedroom one offers a window to the front, bedrooms two and three offer windows to the rear.

The property offers double glazing throughout and gas central heating.

To the front the garden is laid out for ease of maintenance with chips. To the rear the garden is paved with storage sheds. Gate to side.





- Mid terraced villa
- Hallway
- Lounge
- Breakfasting kitchen
- Sun porch
- Family bathroom
- Three bedrooms
- Enclosed garden to the rear

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND

EPC RATING: C

FLOOR AREA: 1011.00 SQ FT







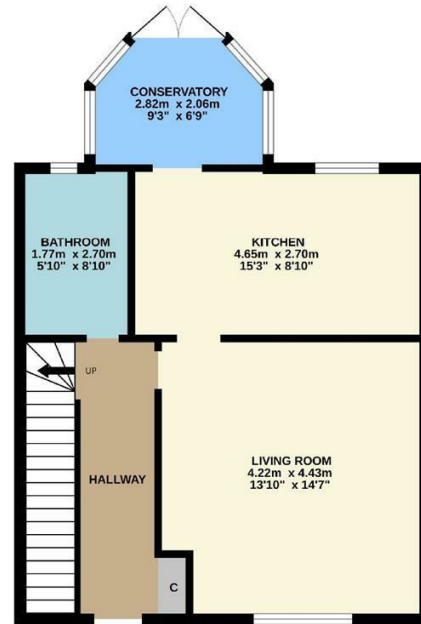
Room Sizes

Approximate measurements

| | |
|-----------------|---------------|
| Lounge | 12'5" x 13'8" |
| Kitchen | 15'2" x 9'11" |
| Family Bathroom | 8'9" x 5'4" |
| Bedroom 1 | 10'4" x 12'6" |
| Bedroom 2 | 11'5" x 9'9" |
| Bedroom 3 | 9'6" x 13'0" |



GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.



1ST FLOOR
44.5 sq.m. (479 sq.ft.) approx.



TOTAL FLOOR AREA: 94.4 sq.m. (1016 sq.ft.) approx.

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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without any obligation.

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at any of our offices.

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