



131 High Street, Newburgh, KY14 6DX

Offers Over £105,000



131 High Street
Newburgh
KY14 6DX

OFFERS OVER
£105,000

131 is a spacious Maisonette offering accommodation over two levels, situated within a central position of the town offering views towards the Tay Estuary.

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 communal entrance hallway and a door leads into the property. Entrance hallway where a staircase leads to the first level.

The lounge offers ample space for dining also and a high-level window to the side and double window to the rear.

A door from the lounge leads into the kitchen which is fitted with green base and wall units, coordinating worksurfaces and stainless-steel sink and drainer. Gas hob and electric oven. Space for washing machine and fridge freezer. Window to the rear.

Bedroom three offers a high-level window to the front and storage facilities.

A further staircase with window to the side leads to the upper level.

Within the upper landing there is access to the attic and excellent storage facilities with three cupboards one housing the central heating boiler.

The master bedroom offers a high-level window to the front and side.

Bedroom two offers a window to the rear and double fitted wardrobe facilities.

The bathroom is fitted with a W.C., wash hand basin set within vanity unit and bath with over bath mixer shower. Opaque window to the rear.

The property is fitted with a gas central heating system and all windows are double glazed.

Externally there is a small courtyard shared area.





- Spacious Maisonette situated within central location of the town
- Communal entrance
- Internal stair case
- Lounge / Dining room
- Fitted kitchen
- Three Bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Small communal area of garden

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity

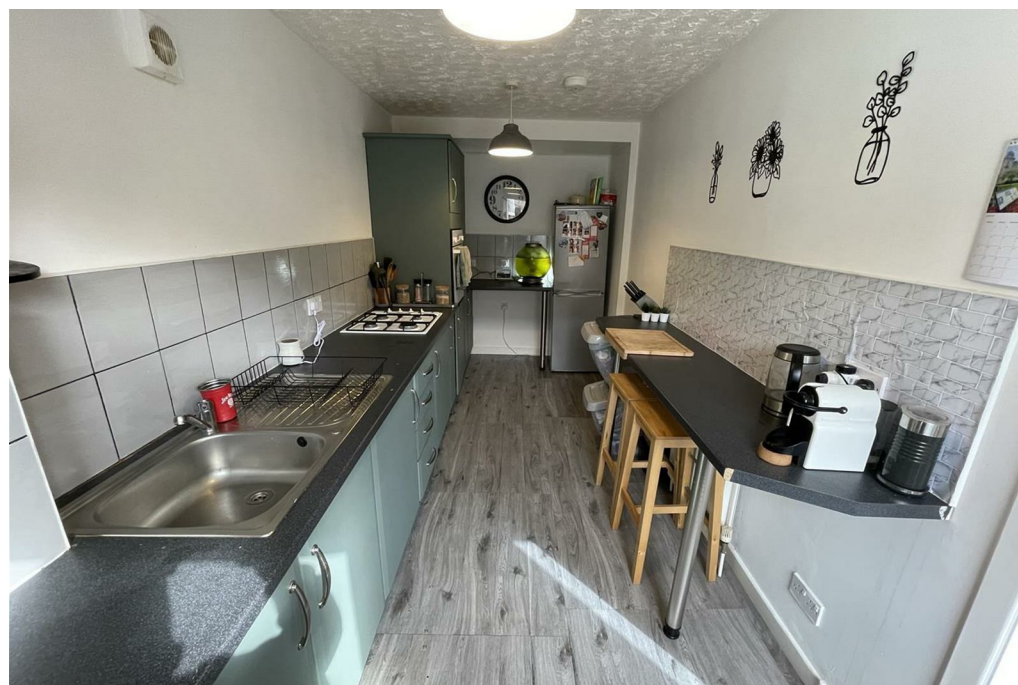
VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 1184.00 SQ FT







Room Sizes

Approximate measurements

Lounge	19'2" x 10'11"
Kitchen	19'2" x 10'11"
Bedroom 3	10'11" x 11'11"
Master bedroom	12'0" x 13'7"
Bedroom 2	14'2" x 11'6"
Bathroom	6'5" x 11'6"



1ST FLOOR
56.7 sq.m. (610 sq.ft.) approx.



2ND FLOOR
49.2 sq.m. (529 sq.ft.) approx.



TOTAL FLOOR AREA: 105.8 sq.m. (1139 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.

Contact our Property Department
at any of our offices.