



32 Banklands, Newburgh, KY14 6DN

Offers Over £145,000







# 32 Banklands Newburgh KY14 6DN

## OFFERS OVER £145,000

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Number thirty-two is a spacious semi-detached villa which offers family accommodation and attic space offering the potential to extend subject to necessary consents.

The property is situated within an elevated position within the town and offers stunning views over the Tay Estuary and beyond. Newburgh offers a range of shopping facilities, public houses, cafes, primary schooling and Bowling Club. There is a play park adjacent to the property.

The property is entered from the front into the entrance porch where a further door leads into the hallway with window to the side downstairs cupboard.

The lounge offers a window to the front, gas fire and display press.

The kitchen is fitted with base and wall units, coordinating worksurfaces, stainless steel sink and drainer. Slot in gas cooker. Space for washing machine. Window over looks 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.

From the hallway a staircase leads to the upper level where there is a window offering open views over the Tay Estuary and beyond. Access to the attic via a Ramsay Type Ladder which offers potential to extend subject to necessary consents.

Bedroom one offers a window to the front, double wardrobe facilities and press.

Bedroom two offers a window to the rear with views over the Tay Estuary.

Bedroom three offers a corner window to the side with storage press.

To the front the garden is laid out for ease of maintenance with chips. Summerhouse.

A pathway to the side leads to the rear garden which is laid out for ease of maintenance and offers a selection of fruit trees, plants and shrubs. Large timber shed offering power and light.







- Spacious Semi Detached Villa
- Stunning views over the Tay Estuary and beyond
- Hallway & Vestibule
- Lounge
- Kitchen
- Family bathroom
- Three bedrooms
- Attic space offering potential to extend subject to consents
- Gas central heating & Double glazing
- Garden grounds to the front and rear with Summerhouse

### 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: D**

**FLOOR AREA: 1022.00 SQ FT**













## Room Sizes

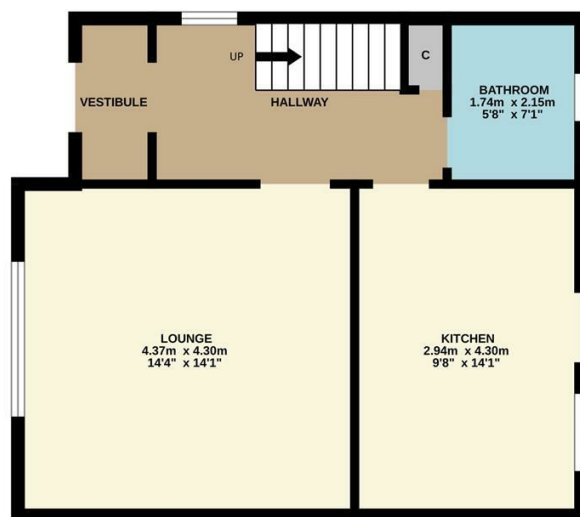
*Approximate measurements*

Lounge	14'4" x 14'1"
Kitchen	9'7" x 14'1"
Bathroom	5'8" x 7'0"
Bedroom	14'4" x 14'1"
Bedroom	10'0" x 14'1"
Bedroom	10'7" x 9'4"





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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without any obligation.

Contact our Property Department  
at any of our offices.