



70 High Street, Newburgh, KY14 6AQ
Offers over £280,000

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- Generous period townhouse
- Flexible multi-level accommodation
- Character features throughout
- Wood-burning stove
- Enclosed courtyard and mature gardens
- 4/5 spacious bedrooms
- Stunning River Tay views
- Split-level dining and sitting area
- Charming dining kitchen
- Central Newburgh location

Situated in the heart of the historic town of Newburgh, 70 High Street is a truly distinctive and characterful period home offering generous accommodation across multiple levels, alongside beautiful private gardens and impressive views towards the River Tay. Rich in charm and original features, the property blends traditional character with flexible family living. The welcoming interior includes spacious reception areas with exposed timber flooring, feature fireplaces, and large windows that fill the home with natural light. A striking split-level dining and sitting area with wood-burning stove creates a warm and sociable focal point, while the bright lounge enjoys elevated outlooks through an attractive bay window. The well-appointed breakfasting kitchen offers ample storage and workspace, with direct access to the rear courtyard and gardens. Across the upper floors are four generously sized bedrooms and a large family bathroom, providing versatile accommodation ideal for families, home working, or guest space.

Externally, the property benefits from an enclosed courtyard, mature landscaped gardens, and peaceful outdoor seating areas. The garden offers a wonderful private retreat within the town centre setting. This exceptional home combines period elegance, generous proportions, and a highly desirable location within one of Fife's most picturesque riverside towns.

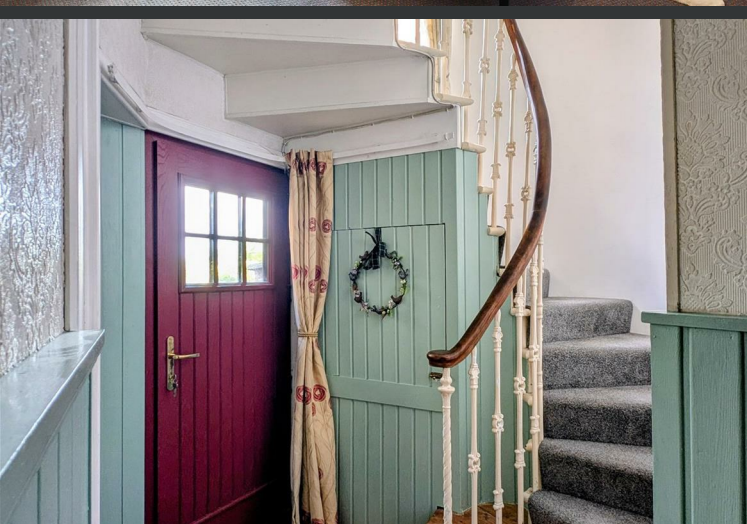




Location

Newburgh is a picturesque and historic riverside town situated on the banks of the River Tay in North Fife. Known for its attractive architecture, strong community atmosphere, and scenic surroundings, the town offers a range of local amenities including shops, cafés, a primary school, and leisure facilities. The area is ideal for outdoor enthusiasts, with nearby walking routes, cycling paths, woodland trails, and opportunities for golfing and fishing. Newburgh enjoys convenient access to Perth, Cupar, Dundee, and St Andrews, making it well suited for commuting while retaining a peaceful small-town feel. The surrounding countryside and river views further enhance the area's appeal.

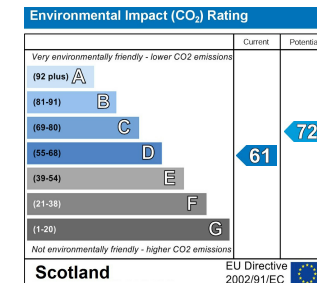
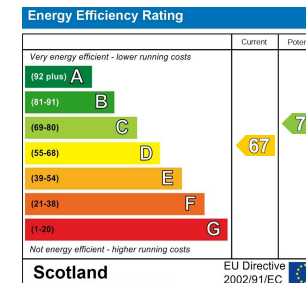
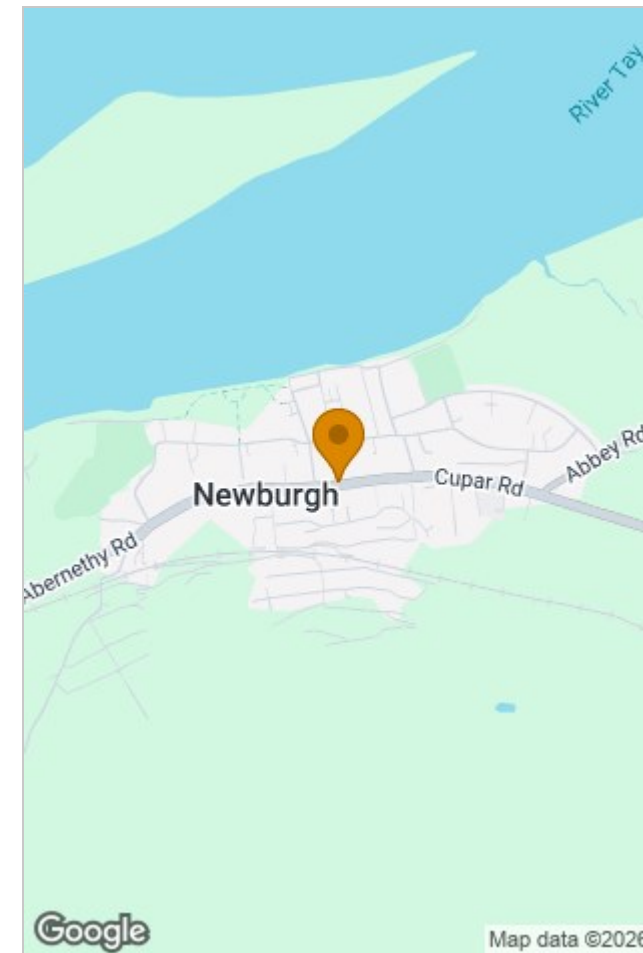






GROSS INTERNAL AREA
 FLOOR 1: 215 sq.ft, 20 m², FLOOR 2: 1108 sq.ft, 103 m², FLOOR 3: 645 sq.ft, 60 m², FLOOR 4: 527 sq.ft, 49 m²
 TOTAL: 2495 sq.ft, 232 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

