

Buy your next home with Next Home

Leading Perthshire Estate Agency

9 High Street, Newburgh, Cupar, KY14 6AH

Offers Over £49,995


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest in 9 High Street, Newburgh, Cupar, KY14 6AH.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

About the area

Newburgh is situated in Fife just over the border from Perthshire and provides a wide range of day-to-day facilities, a primary school and easy commuting access to Perth, Dundee, Cupar and St Andrews.

The conservation burgh of Newburgh established in the 13th century, has many fine recreational areas including parks, a sailing club and easy access walks by the river Tay and in the hills behind and around the town. There are a variety of local shops including a specialist craft shop and an art gallery. There is also a lovingly restored and historically unique distillery at one end of the burgh which brings many international visitors and a famous organic farm shop and restaurant at the other end.

Cupar is just 11 miles away and has a good range of local shops including supermarkets, a selection of pubs and restaurants, leisure facilities including a swimming pool and two golf courses. The cosmopolitan university town of St. Andrews and its world famous golf courses, are only 9 miles away.



Property Summary

Next Home are delighted to bring to the market this one-bedroom ground floor apartment which offers bright, open plan living and access to attractive shared outdoor space, making it an ideal purchase for first-time buyers, downsizers or investors.

The accommodation comprises an open plan lounge/kitchen area, providing a comfortable and sociable living space. The double bedroom benefits from patio doors leading directly out to a small private garden area.

A shower room completes the internal accommodation.

Externally, the property enjoys access to a superb communal raised garden to the rear.

This space is a real feature, with a large patio area ideal for outdoor dining and relaxing, while enjoying elevated views across the surrounding rooftops and historic buildings of Newburgh.

The garden also incorporates planted sections, mature trees and a greenhouse, adding character and a sense of tranquillity—perfect for those who enjoy gardening or simply spending time outdoors.



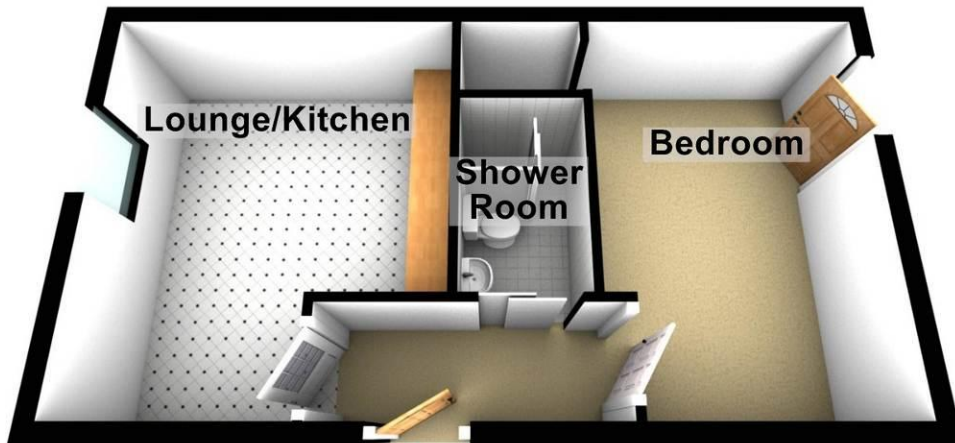
Key Property Features

- ✓ Ideal for first time buyers
- ✓ Communal garden
- ✓ Quiet location
- ✓ Close to local amenities
- ✓ Electric heating
- ✓ Great walks nearby
- ✓ Close to Perth



Floorplans

Ground Floor





Property Room Sizes

HALL

LOUNGE/KITCHEN 12' 8" X 11' 2" (3.86M X 3.4M)

BEDROOM 13' 1" X 7' 7" (3.99M X 2.31M)

SHOWER ROOM 6' 8" X 2' 9" (2.03M X 0.84M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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63 – 65 George Street, Perth 01738 44 43 42

41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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