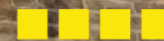


Buy your next home with Next Home

Leading Perthshire Estate Agency

9 High Street, Newburgh, Cupar, KY14 6AH

Offers Over £59,995



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

9 High Street, Newburgh, Cupar, KY14 6AH

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 21 miles away.



Property Summary

Next Home are delighted to bring to the market this one bed ground floor flat offering bright, open living space with its own access to an attractive shared garden at the rear of the building, making it an excellent purchase for the first-time buyer, downsizers or investors alike.

The property offers a lounge and open plan kitchen, providing a comfortable and very sociable living space; double bedroom benefiting from and lit by a frosted glazed patio door opening out to the rear garden; and a shower room completing the accommodation.

Outside there is a considerable sub-divided garden at the rear of the property with pedestrian access to Whitecraig Road.



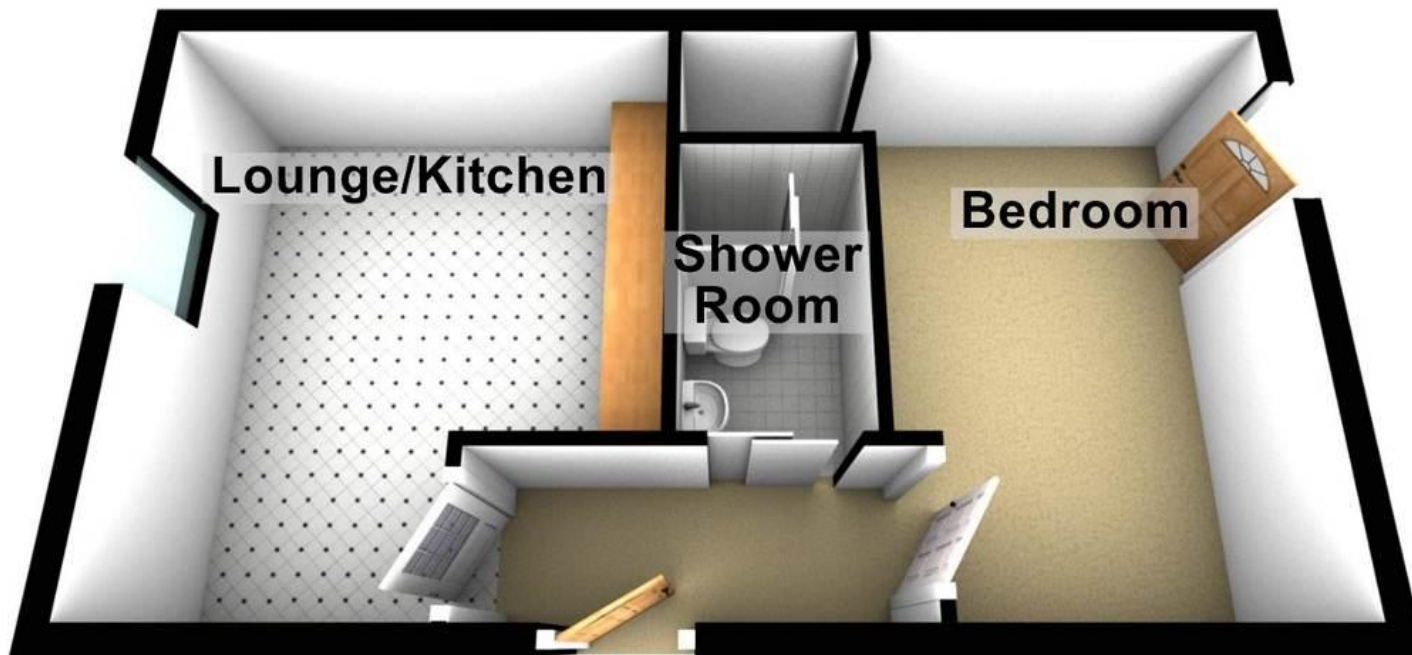
Key Property Features

- ✓ Excellent first time buy
- ✓ Good sized shared rear garden
- ✓ Quiet location
- ✓ Range of local amenities nearby
- ✓ 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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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***

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.

Registered Office: Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXT HOME (Scotland) Ltd is an appointed representative of Kingsgate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme