



2 Tay Street, Newburgh, KY14 6AL

Offers Over £82,000



# 2 Tay Street Newburgh KY14 6AL

**OFFERS OVER**  
**£82,000**

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Number Two Tay Street is a spacious upper flat which requires some modernisation.

Situated within a central area of the town within walking distance to the High Street and local amenities.

Newburgh offers a range of amenities including shops, bars, primary schooling. Ideally situated for commuting to the city of Perth with a regular bus service.

The property is entered from Tay Street where an external staircase leads to the entrance and a door gives access to the hallway.

The lounge offers a feature fireplace with surround, two windows looking onto Tay Street and a display press.

The kitchen which is in need of modernisation is fitted with a range of base and wall units. Stainless steel sink and drainer. Slot in gas cooker. Space for fridge and dishwasher or freezer. Storage cupboard. Window to the front.

Bedroom one offers two windows to the front and storage press.

Bedroom two offers a window with views towards the Tay Estuary.

The bathroom is fitted with a W.C., wash hand

basin set within vanity unit. Bath with over bath shower electric shower. Window to the rear.

There is a recently upgraded central heating system within the property.

Externally there is an outhouse cellar / out shed and a shared drying green.





- Spacious upper flat
- Requiring some upgrading
- Hallway
- Lounge
- Two bedrooms
- Fitted kitchen
- Bathroom
- Gas central heating
- Outhouse / Cellar
- Shared drying green

### **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 A**

**EPC RATING: C**

**FLOOR AREA: 645.00 SQ FT**







## Room Sizes

*Approximate measurements*

Bathroom	6'5" x 4'9"
Bedroom 1	9'7" x 17'4"
Lounge	13'7" x 13'3"
Kitchen	13'4" x 6'2"
Bedroom 2	13'1" x 9'3"



GROUND FLOOR  
57.7 sq.m. approx.



TOTAL FLOOR AREA: 57.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 not guaranteed 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.