


McEwan Fraser Legal
Solicitors & Estate Agents
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2A High Street
NEWBURGH, CUPAR, KY14 6AQ



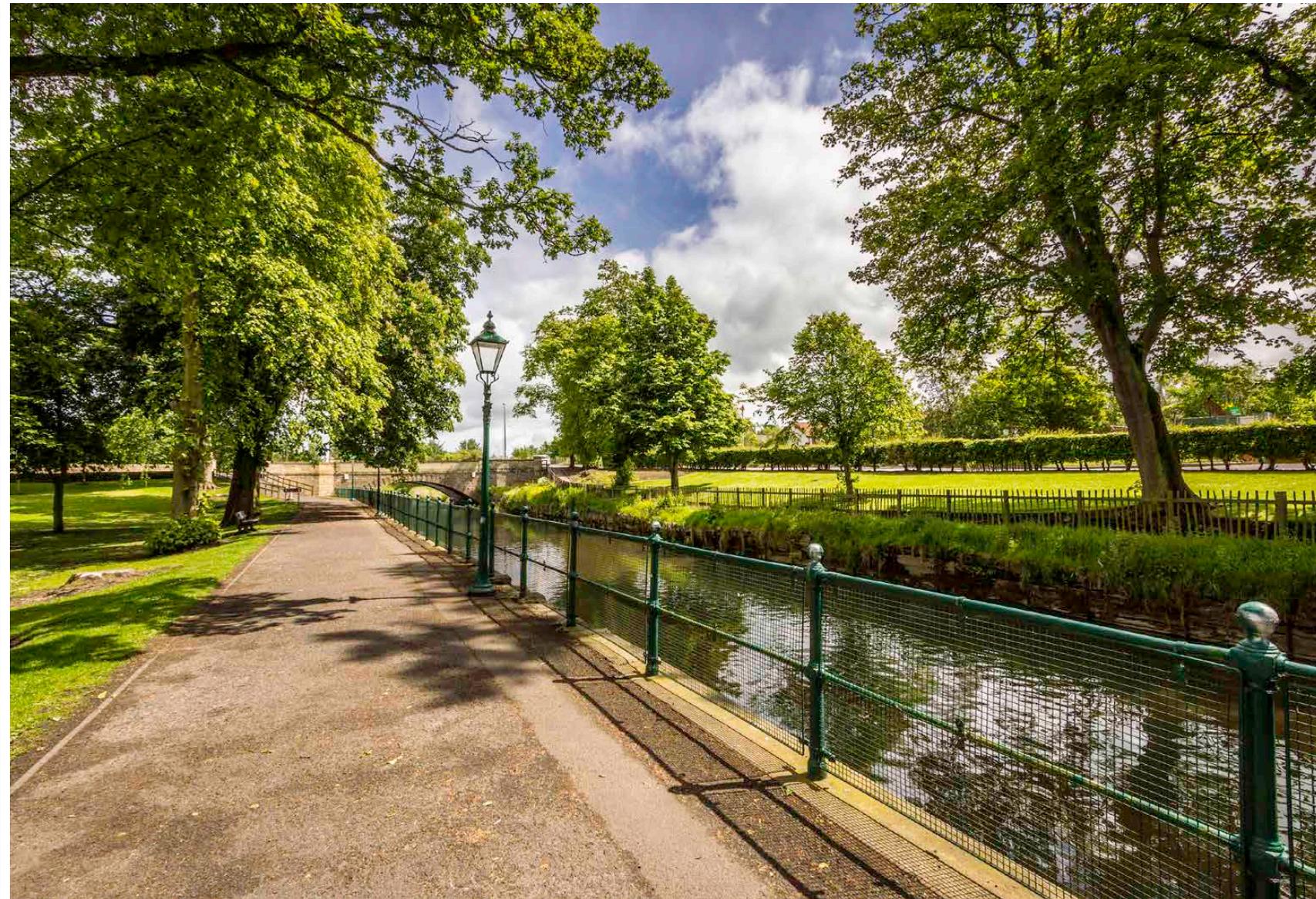
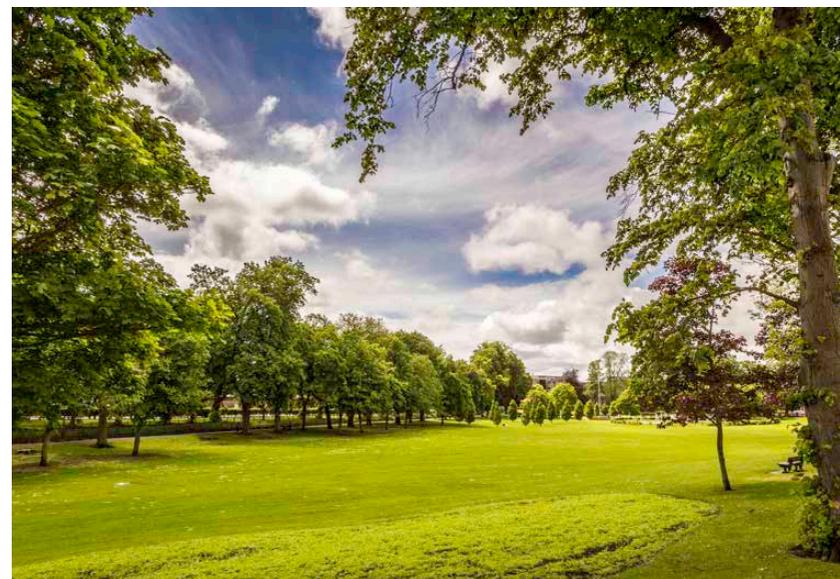
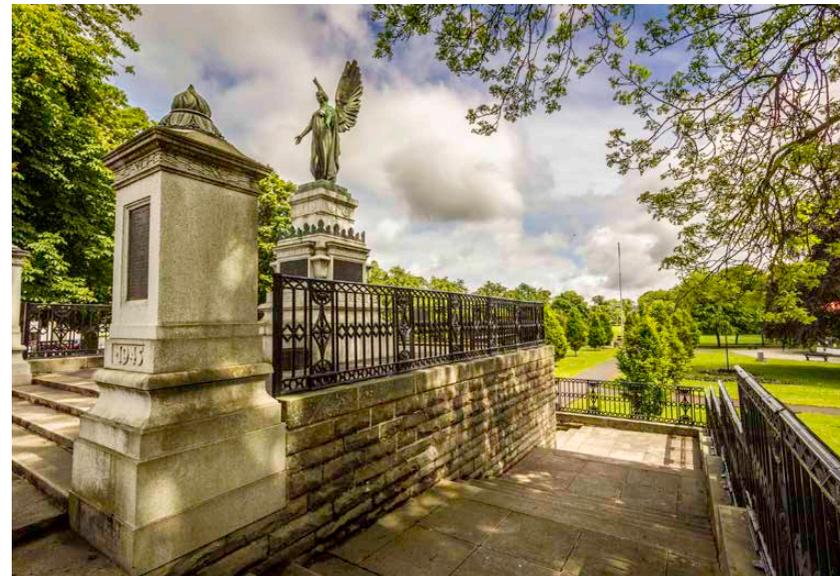
LOCATION

NEWBURGH, CUPAR, KY14 6AQ

Set amid the rolling hills of Fife, The village of Newburgh enjoys a popular coastal setting by the River Tay. Local amenities include mini supermarkets, post office, bank, hotel, pubs, churches, garage, and sports and leisure facilities including Yacht Club.

Cupar, some 10 miles East, provides all amenities for day to day living, as does Perth, some 12 miles north-west, which also offers comprehensive City amenities. Daily travelling is possible to Perth (20 mins), Dundee, Kirkcaldy, Glenrothes, Cupar and St. Andrews. Edinburgh is approximately a one-hour drive. The property is also on a good bus route. There are many direct rail services from Edinburgh that stop at both Perth and Cupar. The cottage is within easy reach of the motorway to the rest of Scotland and provides an excellent base for walking, cycling, fishing, golf, equestrian pursuits or of course, sailing and watersports on the Tay.

Number 2a is situated on the High Street, Newburgh and convenient for access to all amenities and transport links. Shops, pubs and the River Tay are all within walking distance.



2A HIGH STREET

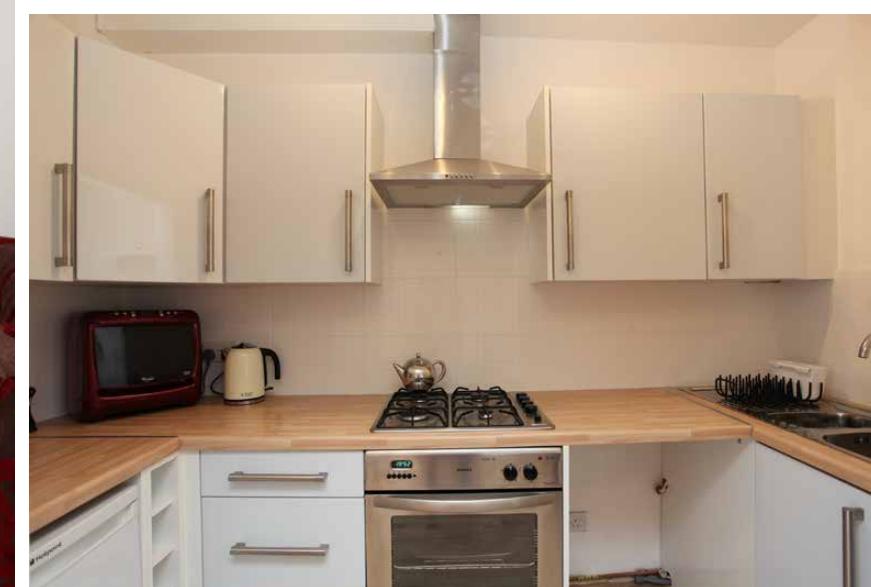
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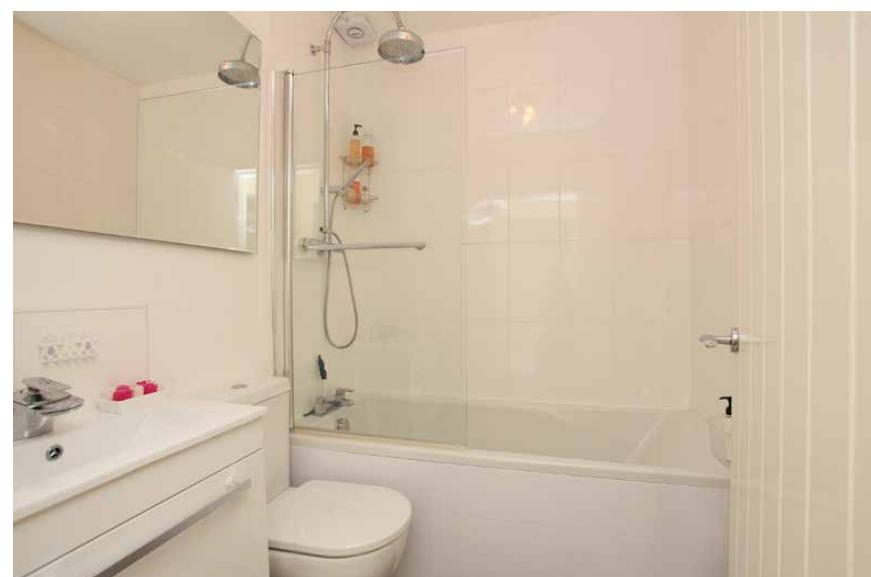
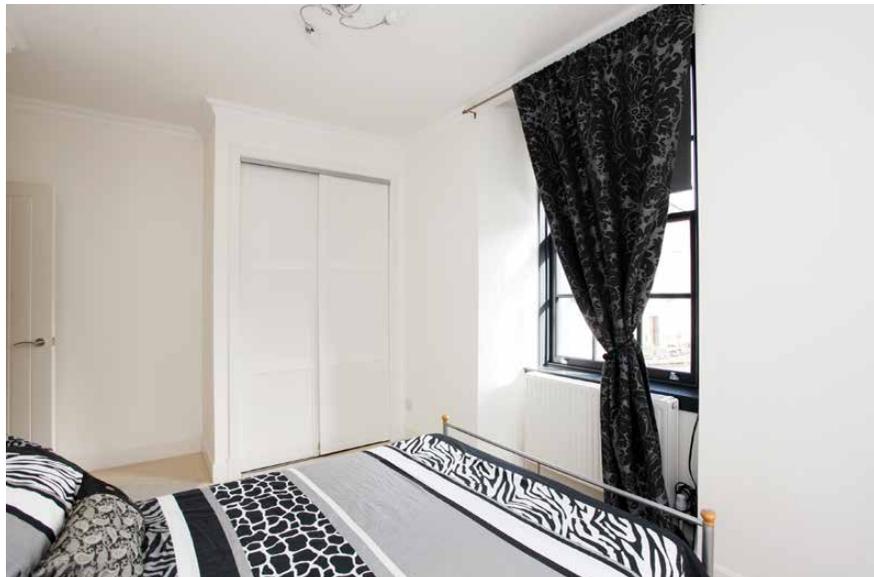
McEwan Fraser Legal is delighted to present this 2 bedroom, main door flat in the village of Newburgh.

The property is in walk-in condition. The flat is spacious and bright and was fully modernised a few years ago. It is beautifully presented to the market and lovingly maintained. New case and sash windows in a stylish and contemporary grey colour have been added to the front of the property which was once the George hotel. Built in 1811 the flat offers elegant proportions and style. Inside, the property comprises of:

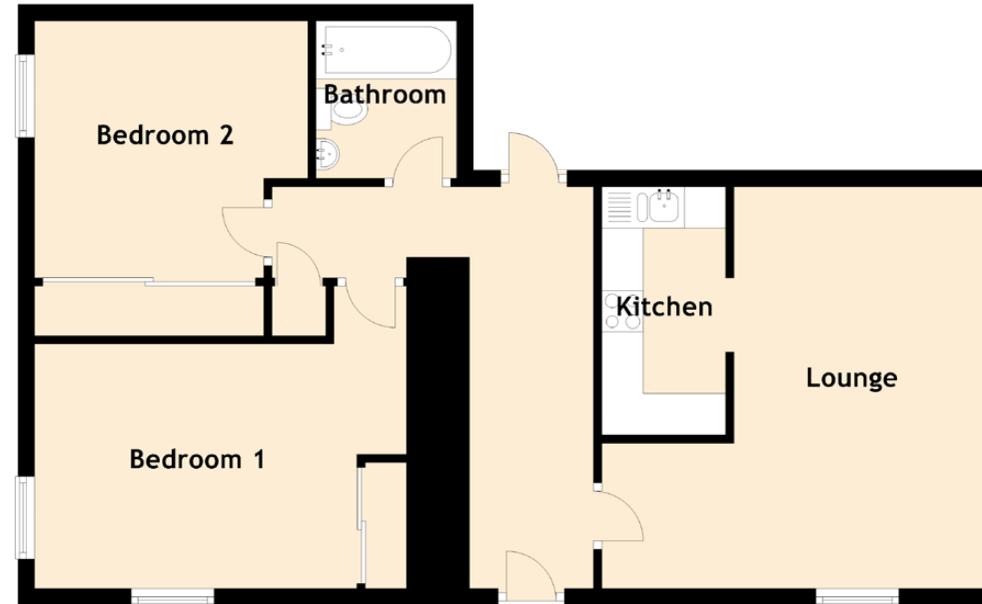
- Fully equipped kitchen; washing machine, fridge and oven and hob with hood. This is open plan to the living area.
- Spacious living area with window to the front.
- 2 bedrooms which include built-in wardrobes.
- The family bathroom includes a bath and shower over bath and glazed screen. Decorated in a boutique spa style.
- Spacious, well-proportioned hallway with front and back doors.

This is a great opportunity to acquire a spacious ground floor flat in a fantastic location.





SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.60m (15'1")
Kitchen	3.00m (9'10") x 1.50m (4'11")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 60m² | EPC Rating: C






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**Part
 Exchange
 Available**

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
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