

1 High Street

NEWBURGH, FIFE, KY14 6AH



*WONDERFUL PERIOD COTTAGE
IN IMMACULATE ORDER*



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

1 High Street is a beautiful detached villa in walk-in condition. The owners have maintained and upgraded the property to a very high standard. This unique property can be utilised in many different ways to suit the new owner's needs.

Entrance is through the main front door into the entrance hallway with stairs leading to the upper level. The lounge is pleasantly located to the front of the property with a feature window flooding the room with natural light. The opposite side of the property offers a beautifully designed kitchen with a good range of floor and base units. The family bathroom is also located on the ground level.











Journey to the upper level where you will discover three double bedrooms that can host additional free-standing furniture if required. A three-piece shower room completes the accommodation internally.





Bedroom 2

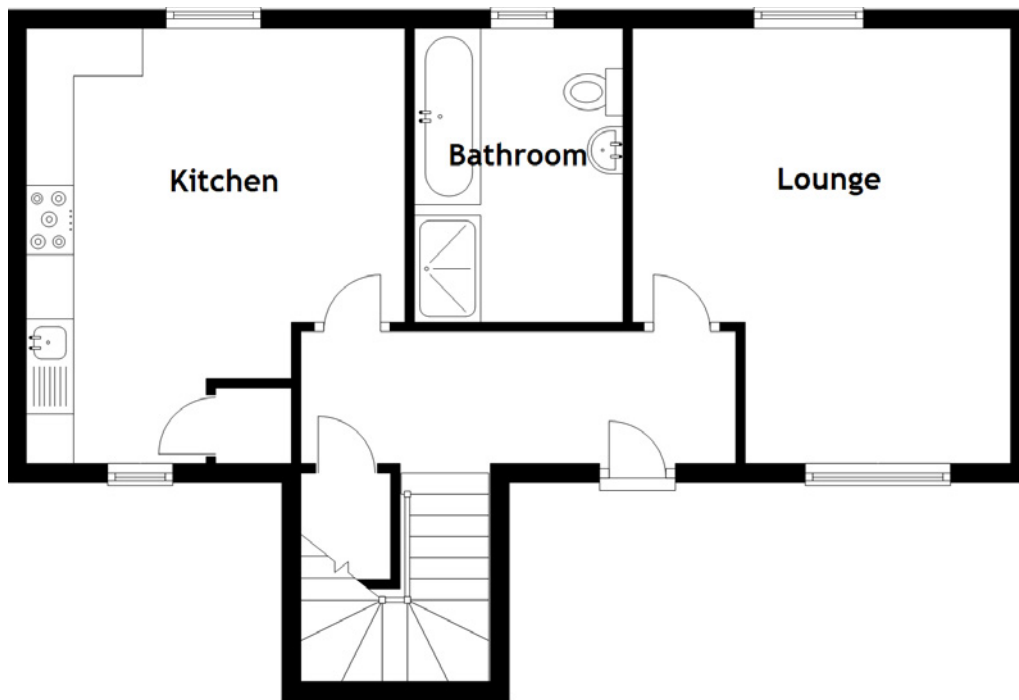
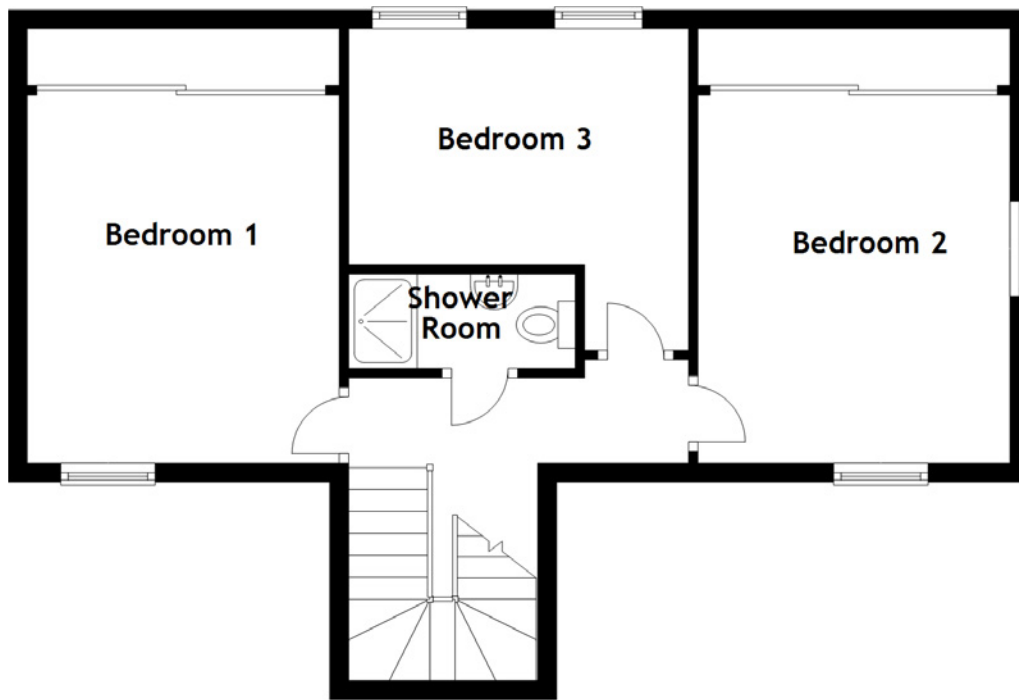




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")	Bathroom	3.10m (10'2") x 2.20m (7'3")
Kitchen	4.00m (13'1") x 3.69m (12'1")	Shower Room	2.40m (7'10") x 1.00m (3'3")
Bedroom 1	3.90m (12'9") x 3.30m (10'10")		
Bedroom 2	3.90m (12'9") x 3.30m (10'10")	Gross internal floor area (m ²): 104m ²	
Bedroom 3	3.60m (11'10") x 3.40m (11'2")	EPC Rating: D	



Externally there is ample off street parking to the front of the property. The lovely rear gardens are fully enclosed offering a safe environment for children and pets. Gas central heating and double glazing are provided throughout.





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 a 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 property 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.

The Location

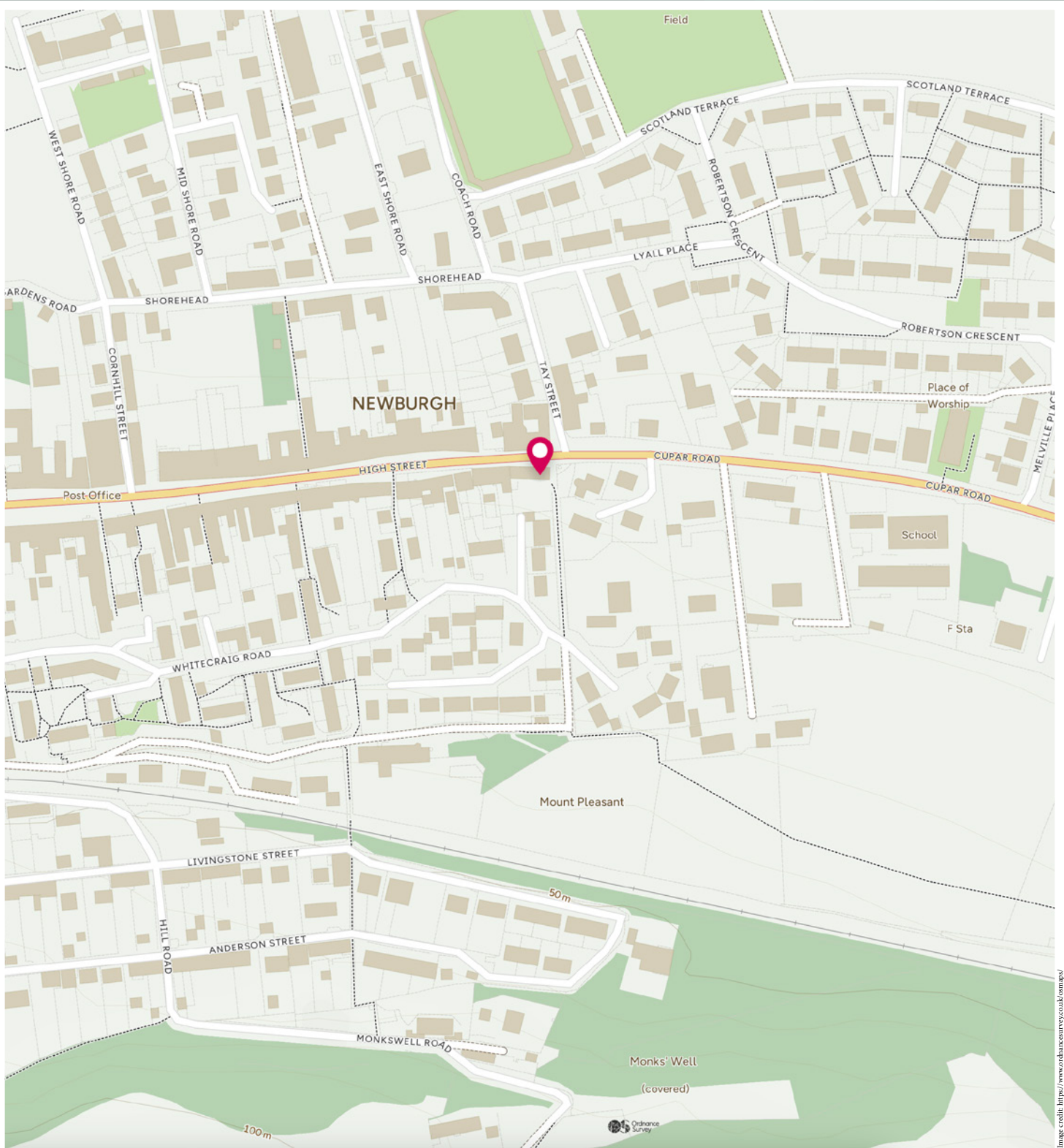


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.