

4 Mason Street

NEWBURGH, FIFE, KY14 6EA



UNIQUE TWO BEDROOM TRADITIONAL
COTTAGE IN WALK-IN CONDITION



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This exceptional semi-detached cottage is situated within a small, quiet residential setting on a spacious plot. The property has been extremely well maintained by the current owners and is presented to the market in move-in condition.

Internally the accommodation is in excellent decorative order. The welcoming entrance vestibule leads to the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with dual aspect windows letting in an abundance of light. The focal point of the room is a wonderful fireplace with a wood burner. The kitchen/breakfast room has been beautifully fitted to include a good range of contemporary floor and wall mounted units with access to the conservatory. There is a three-piece family bathroom located on the ground level. The upper level has two spacious bedrooms with bedroom one offering built-in storage and a lovely WC, this completes the impressive accommodation internally.

The property further benefits from double glazing and central heating. Parking is provided to the front of the property. This is a must-see to appreciate the accommodation on offer.



the kitchen







the bathrooms





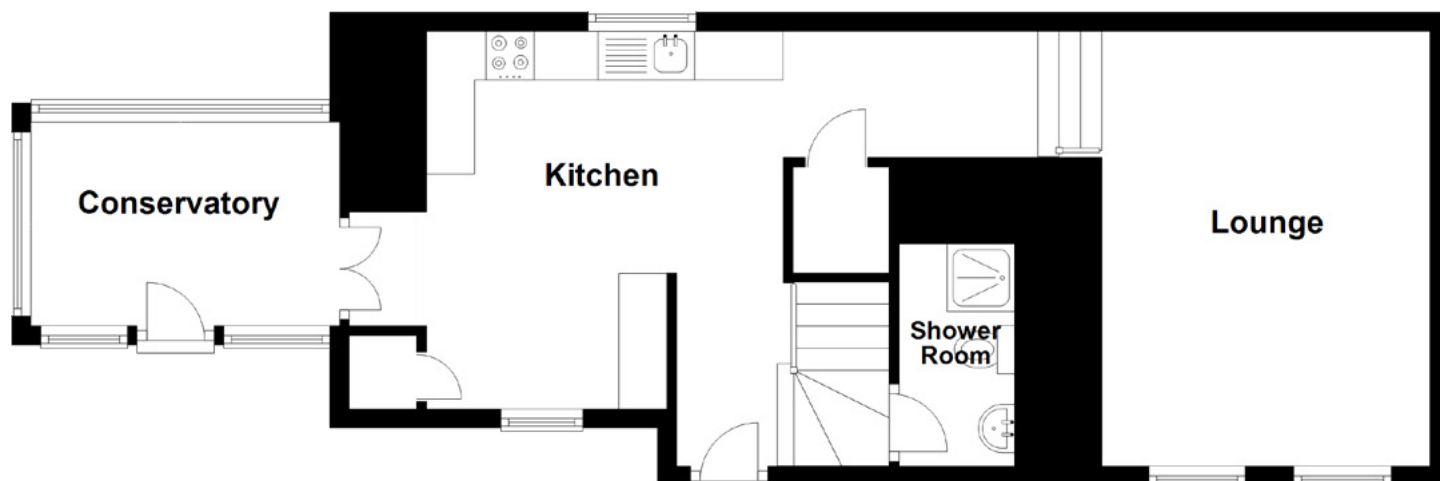
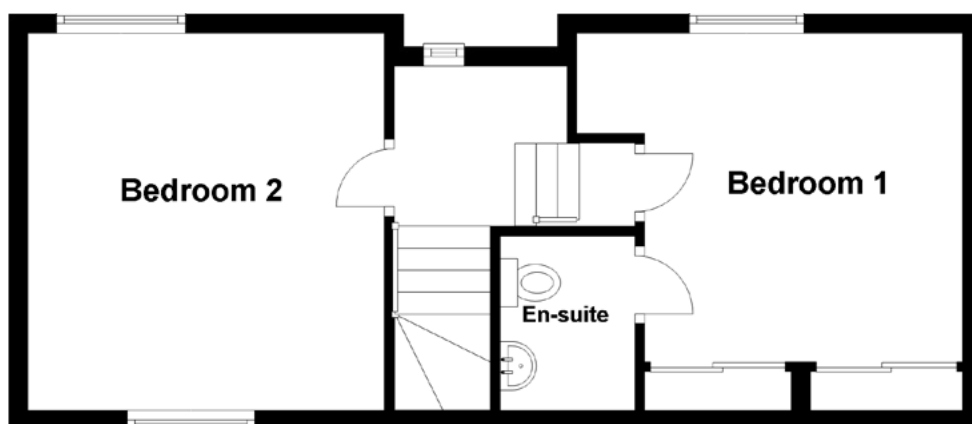
bedroom 1





bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.40m (11'2")	En-suite	1.80m (5'11") x 1.40m (4'7")
Kitchen	3.80m (12'6") x 3.70m (12'2")	Bedroom 2	4.00m (13'1") x 3.70m (12'2")
Conservatory	3.20m (10'6") x 2.10m (6'11")		
Shower Room	2.30m (7'7") x 1.20m (3'11")	Gross internal floor area (m ²): 87m ²	
Bedroom 1	3.90m (12'10") x 3.80m (12'5")	EPC Rating: E	

Floor Plan



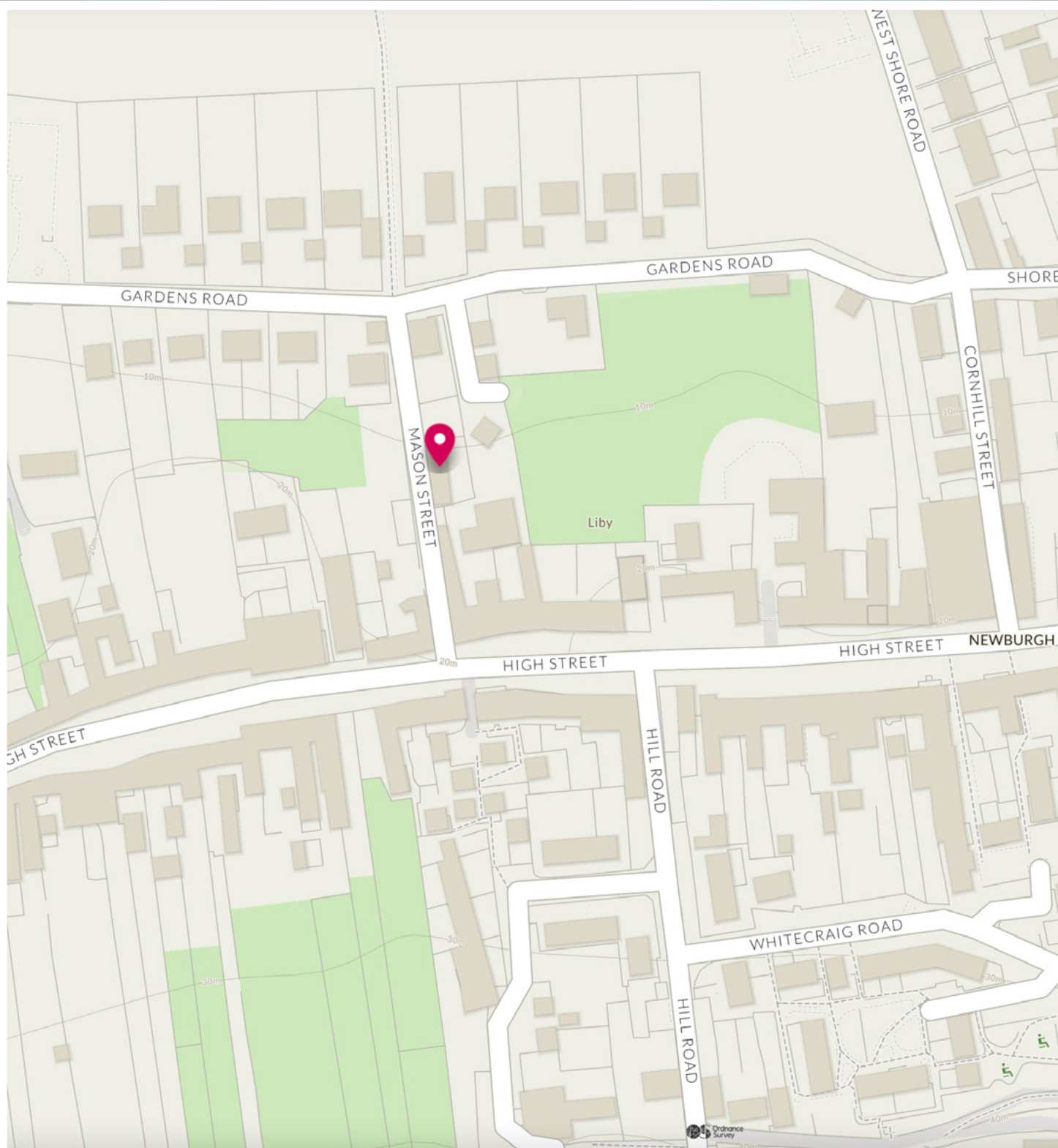


Set amid the rolling hills of Fife, The village of Newburgh enjoys a popular coastal setting by the River Tay. Local amenities include mini supermarkets, post office, bank, hotel, pubs, churches, garage, and sports and leisure facilities including Yacht Club.

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.

4 Mason Street is situated near 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.





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