

# The Barony

LOGIE FARM, NEWBURGH, FIFE, KY14 6HL



*UNIQUE FOUR BEDROOM FAMILY HOME SET  
WITHIN THE COUNTRYSIDE*



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McEwan Fraser Legal are delighted to bring to the market this detached property with panoramic views across Perthshire. Viewing of this property is highly recommended.

The property is set over two levels and benefits from central heating and full double glazing. Updated and renovated to a very high standard, this property offers flexible accommodation, ideal for a family home.

There is an entrance vestibule which leads through to an impressive hallway providing access to a bright and spacious lounge with a large window flooding the room with natural light. The sun room leads off the lounge and is the perfect place to unwind and relax.

The large kitchen/dining room is located to the rear and has space for a table and eight chairs for more formal dining. The kitchen is well designed with an array of wall and base units. There is a separate dining room that can accommodate a large table and ten chairs. The three-piece family bathroom is located off the hallway.

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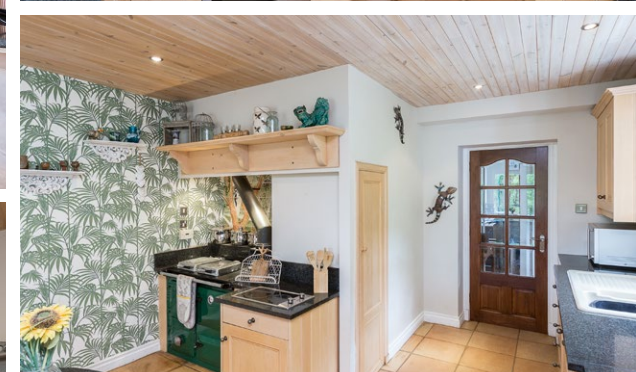


the lounge





Kitchen/diner







dining room







**sun room**







**bedroom 3**









On the upper level, there are two well-proportioned bedrooms, and all with tremendous open views over Perthshire and has space for free-standing furniture. Bedroom two has a lovely balcony with panoramic views. The large master is a beautiful space with its own log burner and private balcony. On this level, there is also a separate shower room with white suite and shower.



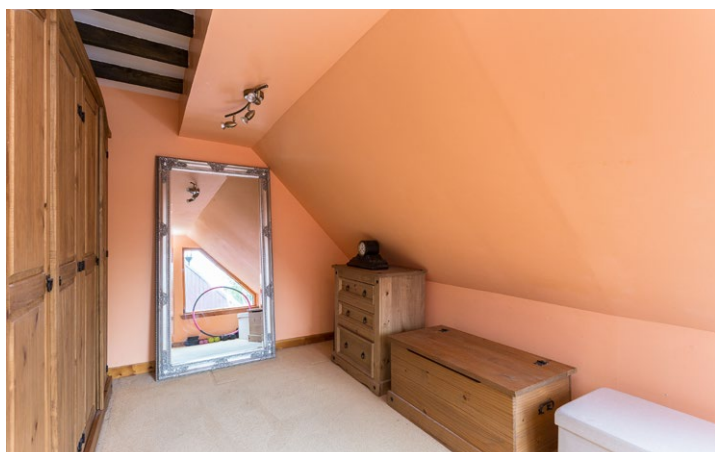


bedroom 1





bedroom 2











Approximate Dimensions  
 (Taken from the widest point)

Kitchen/Diner	7.30m (23'11") x 4.90m (16'1")	Bedroom 4	5.00m (16'5") x 2.40m (7'11")
Lounge	5.90m (19'4") x 4.80m (15'9")	Utility	4.90m (16'1") x 1.90m (6'3")
Dining Room	4.70m (15'5") x 3.50m (11'6")	Bathroom	2.80m (9'2") x 2.10m (6'11")
Sun Room	5.00m (16'5") x 2.50m (8'2")	Shower Room	2.30m (7'6") x 2.00m (6'7")
Bedroom 1	8.40m (27'7") x 3.80m (12'5")	Gross internal floor area (m <sup>2</sup> ): 218m <sup>2</sup>	
Bedroom 2	6.10m (20') x 4.60m (15'1")	EPC Rating: E	
Bedroom 3	3.50m (11'6") x 2.90m (9'6")		





The large garden is mostly laid to lawn with some mature shrubs, small trees and plants as well as benefiting from a large patio area suitable for outside entertainment. A large driveway can accommodate four vehicles. This is a must see to appreciate the accommodation on offer.











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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.

Newburgh and convenient for access to all amenities and transport links. Shops, pubs and the River Tay are all within walking distance.

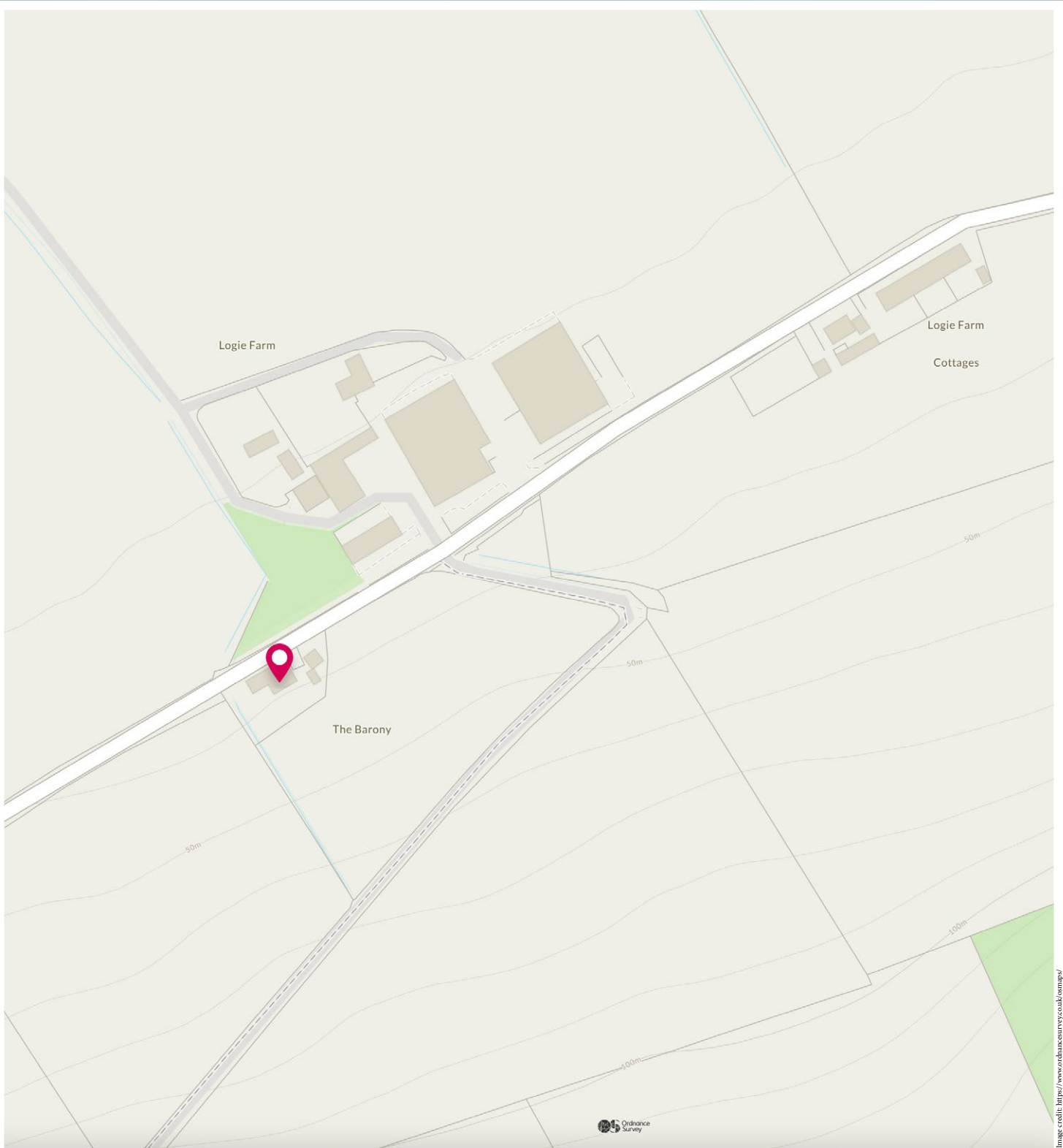
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## The Location









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