

26 High Street

NEWBURGH, CUPAR, KY14 6AQ



Spacious five bedroom house, pleasantly located in the popular village of Newburgh



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McEwan Fraser Legal are delighted to bring to the market this unique home with panoramic view and opportunities to extend, located in the desirable town of Newburgh. Within a short distance to the town centre and all commuter links. The detached property is set on an elevated position with delightful views offering a wealth of accommodation.

THE LOUNGE



The ground floor consists of main door access and a spacious hallway giving access to most rooms. A lounge, dining room and kitchen. The dining room can be found at the front giving access to the family kitchen and rear access point.

THE DINING ROOM



THE KITCHEN



To the rear, there is a large space that can be converted to another bedroom or office. A well-designed attic room is also located to the rear of the property with lovely views.

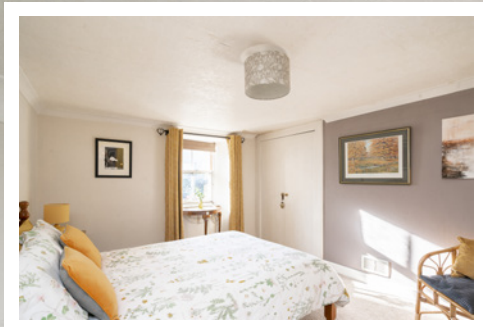
THE ATTIC ROOM





The first floor consists of two further bedrooms with the master offering a stylish en-suite.
The family bathroom is also located on this level.

THE MASTER BEDROOM





BEDROOM 2



THE BATHROOM



Journey to the top floor where you will discover two further double bedrooms with panoramic views across Perthshire.

BEDROOM 3



BEDROOM 4



The large garden is laid to lawn offering a spacious private area to enjoy in those summer months. Ample on-street parking can be found at the front of the property and private parking to the rear.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

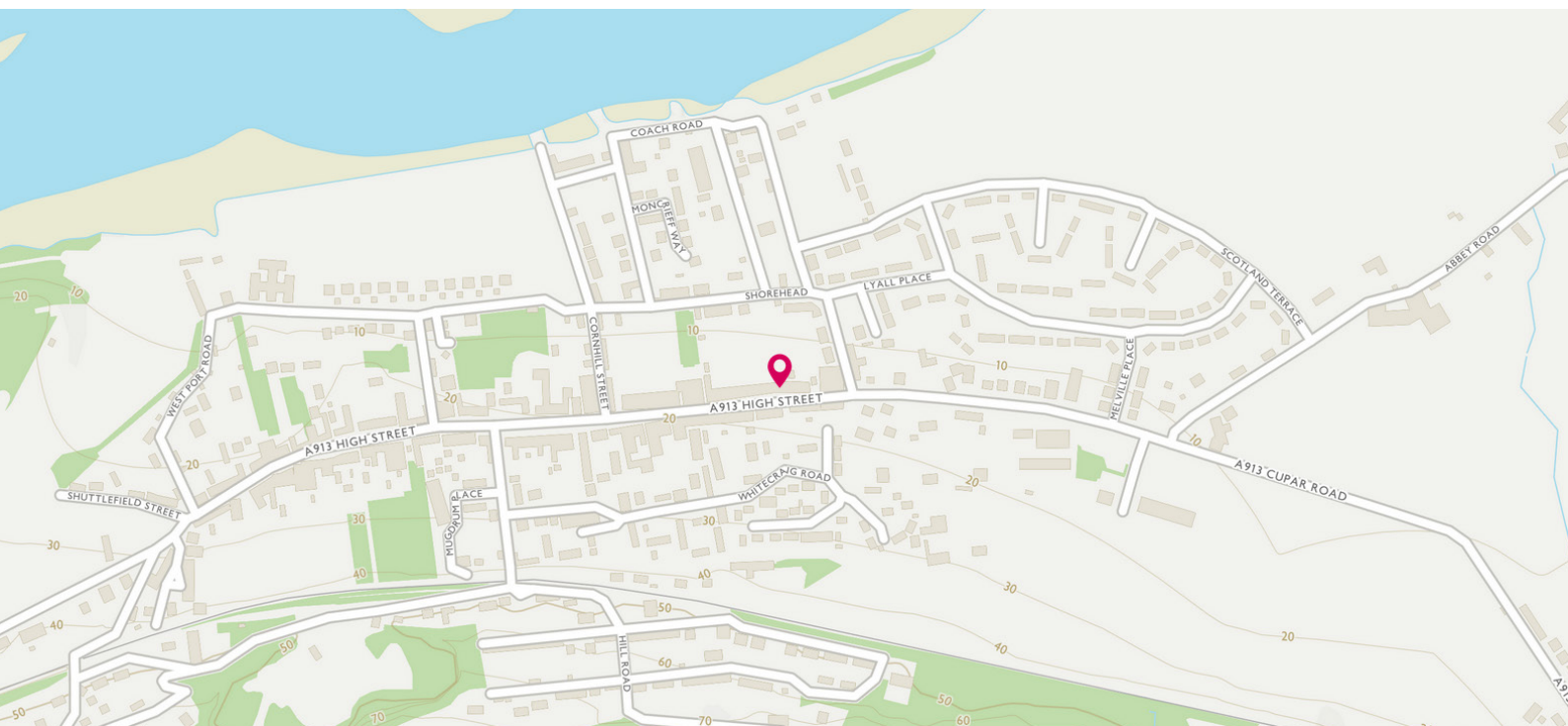
Lounge	5.20m (17'1") x 3.40m (11'2")
Dining Room	5.20m (17'1") x 4.10m (13'5")
Kitchen	4.90m (16'1") x 2.00m (6'7")
Store Room	7.40m (24'3") x 4.80m (15'9")
Attic Room	7.40m (24'3") x 4.80m (15'9")
Master Bedroom	3.90m (12'10") x 2.80m (9'2")
En-suite	3.00m (9'10") x 1.20m (3'11")

Bedroom 2	3.10m (10'2") x 2.30m (7'7")
Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Bedroom 4	3.80m (12'6") x 3.10m (10'2")
Bathroom	2.90m (9'6") x 2.00m (6'7")

Gross internal floor area (m²): 168m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings and window dressings.



THE LOCATION

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.



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