

3 Moncrieff Way

NEWBURGH, CUPAR, FIFE, KY14 6EF



Delightful three-bedroom home in walk-in condition, situated in large garden grounds



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Outstanding three-bedroom semi-detached villa tucked away at the end of a quiet family-friendly cul-de-sac.

THE LOUNGE



Ready to “walk into”, this home is beautifully presented and maintained. On arrival, the gravel drive affords parking for several cars. On the ground floor, the entrance hall leads to a guest cloakroom, a spacious lounge with a front-facing window and the kitchen.

THE KITCHEN & CONSERVATORY



The delightful dining kitchen is beautifully fitted with floor and wall units as well as a small breakfast bar and ample space for a dining table if required. Double doors from the kitchen open into the conservatory.





Upstairs, there are three bedrooms, a master en-suite and a family bathroom.

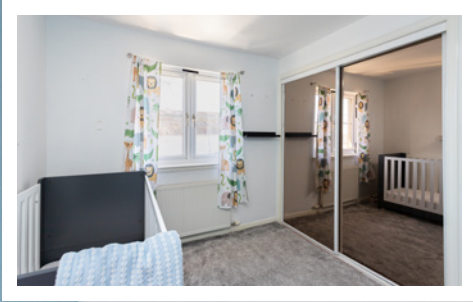
THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



Externally, the good-sized gardens are a delight with the rear walled garden laid mostly to lawn with a patio area to capture the sun.

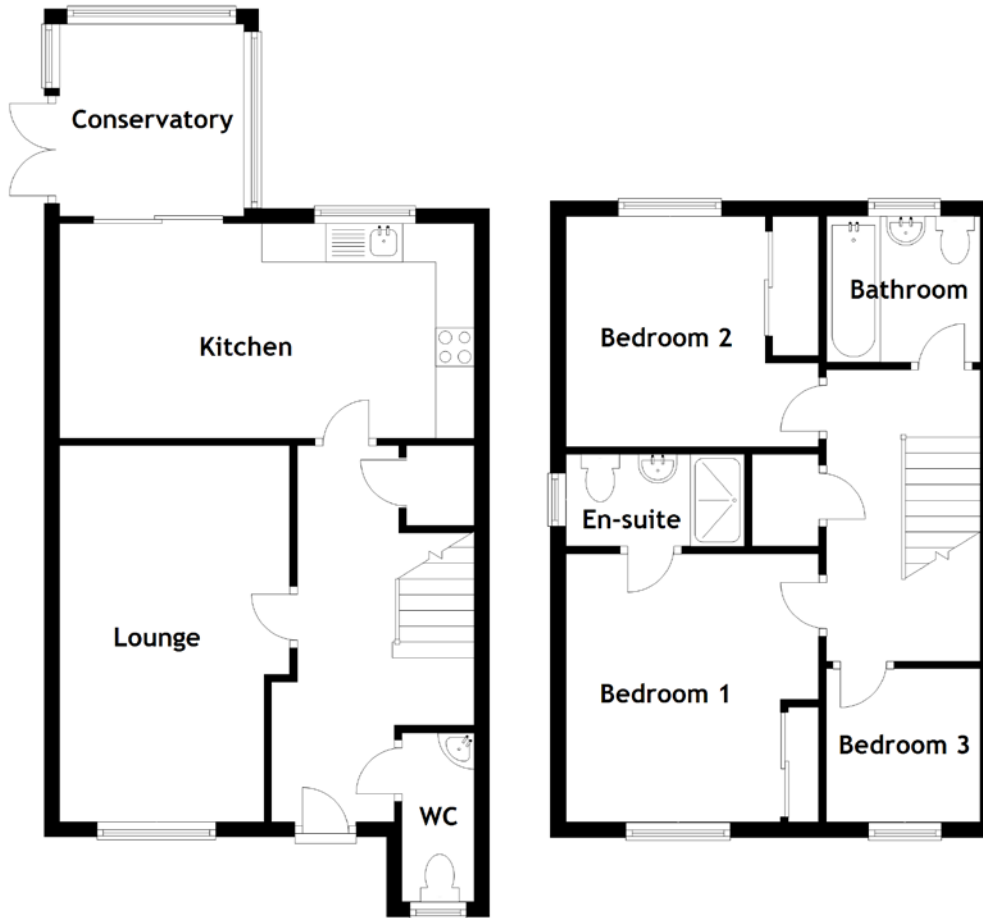
The property has an opportunity to extend on the large garden grounds with the correct planning consent.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



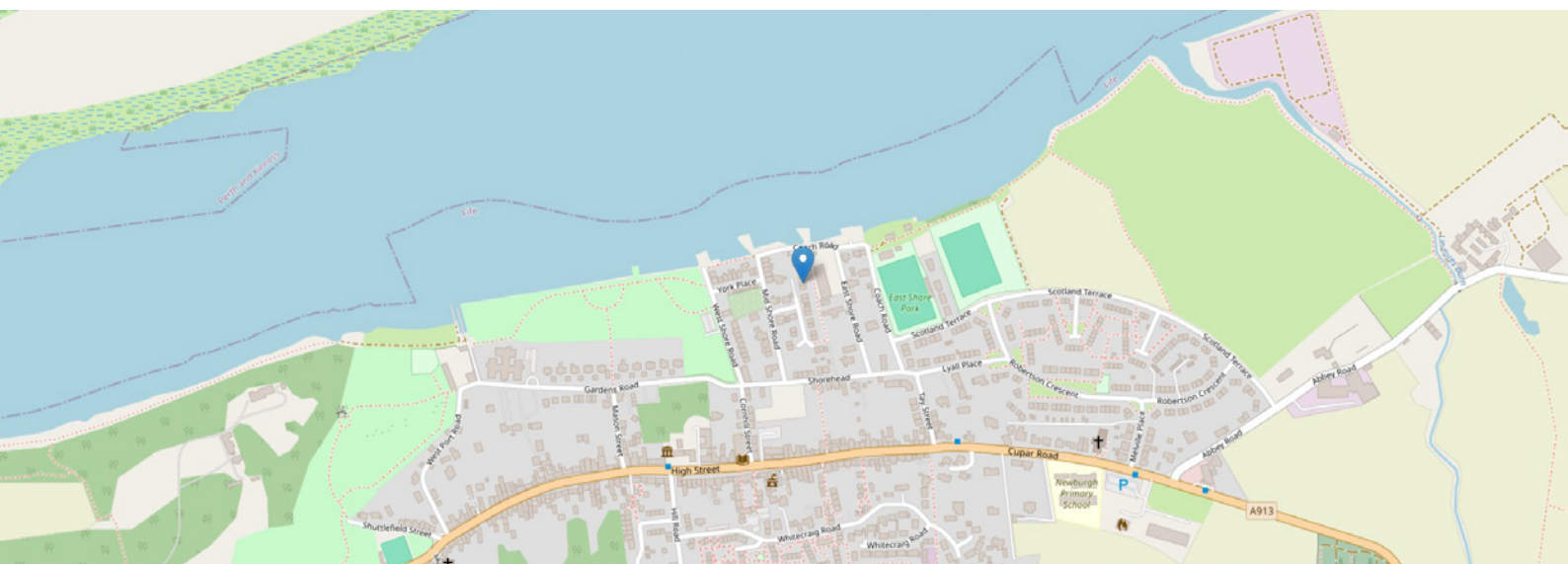
Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.00m (9'10")
Kitchen	5.40m (17'9") x 2.80m (9'2")
Conservatory	2.60m (8'6") x 2.40m (7'10")
WC	2.20m (7'3") x 1.00m (3'3")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")

En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 86m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds, window dressings and American fridge freezer.



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 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 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.



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