

Simple Approach



**13 High Street, Cupar  
Fife KY14 6AH**

**Offers over £44,950**

Simple Approach are delighted to welcome this one bedroom, ground floor flat in Newburgh to the residential market. This property is perfect for First time buyers. Set on the High Street of this stunning coastal town, this spacious apartment boasts generous accommodation throughout, comprising a spacious kitchen with ample dining space and a good sized lounge, one double bedroom with fitted storage and a stylish shower room with large shower cubicle. This modern home is perfectly situated for those looking to have all High Street amenities at their doorstep, as well as stunning coastal scenery, a shared communal garden and beautiful woodland walks just moments away. You do not want to miss out on viewing this ideal property, give Simple Approach a call now to get booked in.

**Lounge/ Kitchen**

14'1" x 11'3" (4.31 x 3.45)

**Bedroom**

10'7" x 10'4" (3.23 x 3.17)

**Bathroom**

5'3" x 6'10" (1.62 x 2.10)

**Location**

Newburgh is perfect for the commuter with easy access to the main road networks to the larger cities of Perth, Dundee & St. Andrews. The town itself also provides entertainment and leisure facilities such as pubs, restaurants and coffee shops as well as useful amenities including convenience stores, a large shop, doctors

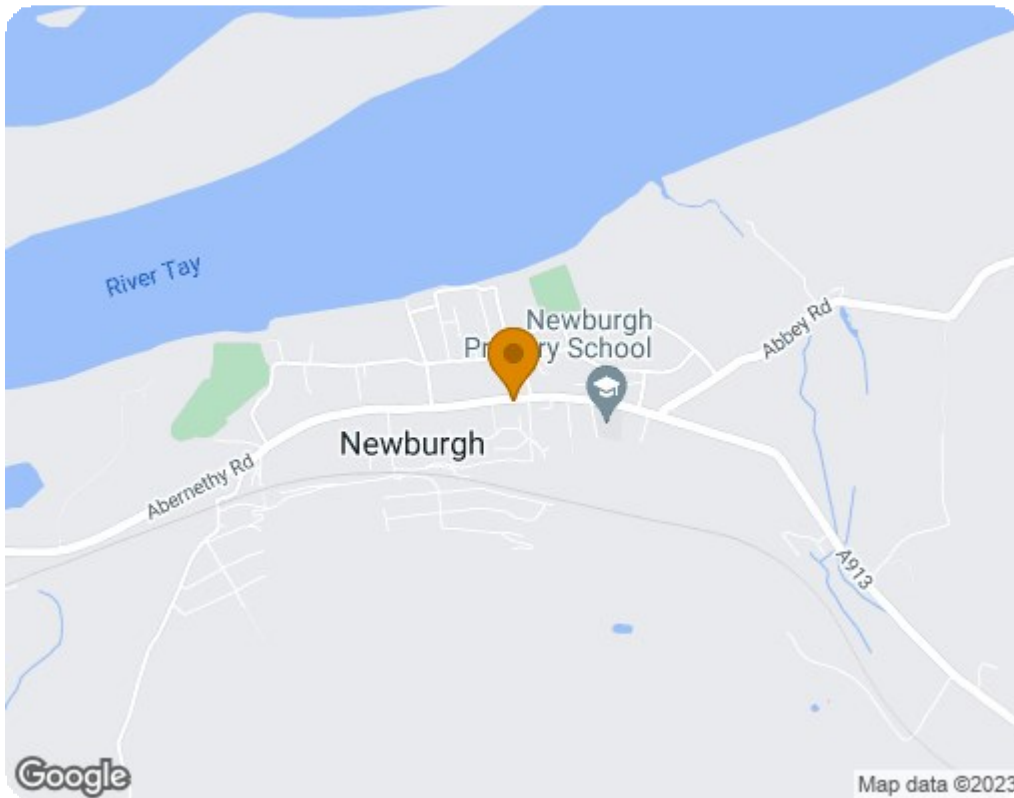
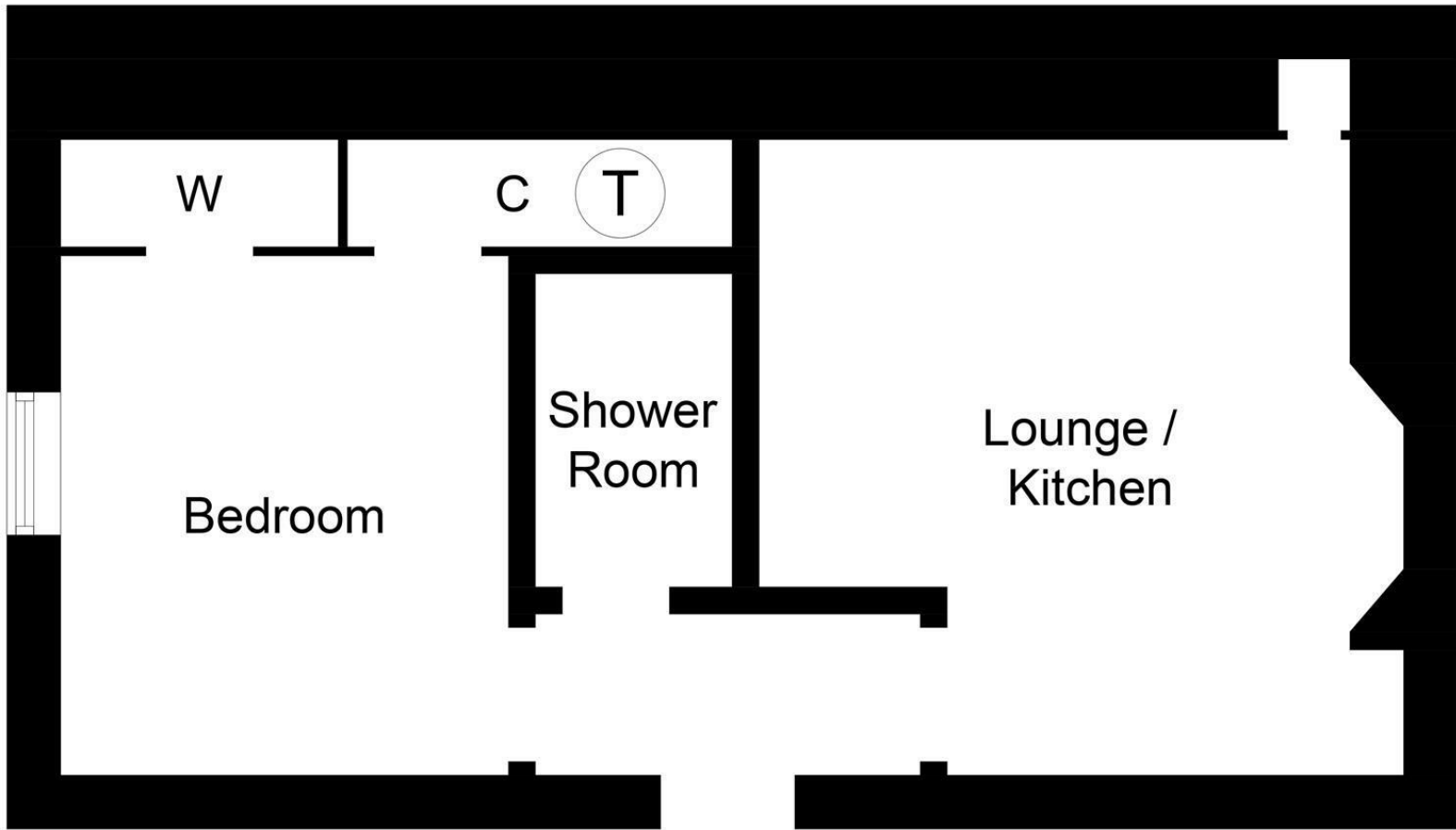
surgery, chemist and Newburgh Primary School to name just a few. This gorgeous coastal Town boasts stunning scenery at every angle with woodland walks and The Firth of Tay creating the most beautiful and serene spot to live.





- High Street Location Close To All Local Amenities
- Communal Garden Area
- On Street Parking
- Modern Shower Room and Kitchen
- One Spacious Double Bedroom
- Move In Condition





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>67</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC