

Simple Approach



**147 High Street, Cupar
Fife KY14 6DY**

Offers over £148,000

Simple Approach are delighted to welcome this spacious and well-presented detached two storey villa on Highstreet in Newburgh to the residential market. This impressive family home is set over two floors and comes to the market in great condition. Having been decorated throughout it offers the perfect purchase for any first-time buyer or growing family seeking a well-located property. Set in the heart of the desirable coastal Town of Newburgh in Fife this property is ideally located for those looking to be within minutes of all High Street amenities without compromising the benefits of a peaceful location suited to families and commuters to Dundee, Perth and St. Andrews. Boasting sought-after features such as gas central heating, stunning high ceilings with cornice and a fully enclosed rear garden. This property comprises of a bright and spacious lounge, a modern, fitted kitchen with lovely views over the River Tay, three bedrooms and a shower room with WC, offering all the living space required by the modern growing family. Viewing is absolutely essential to appreciate the full package on offer, with particular note to the excellent location, view and overall space internally and externally.

Lounge
10'2" x 15'1" (3.10 x 4.62)

8'0" x 5'11" (2.44 x 1.81)

Kitchen
9'6" x 8'9" (2.91 x 2.69)

Bathroom
6'3" x 4'10" (1.92 x 1.48)

Boiler Cupboard/ Office
4'9" x 3'6" (1.45 x 1.08)

Bedroom
16'1" x 10'4" (4.92 x 3.15)

Bedroom
11'10" x 6'5" (3.63 x 1.96)

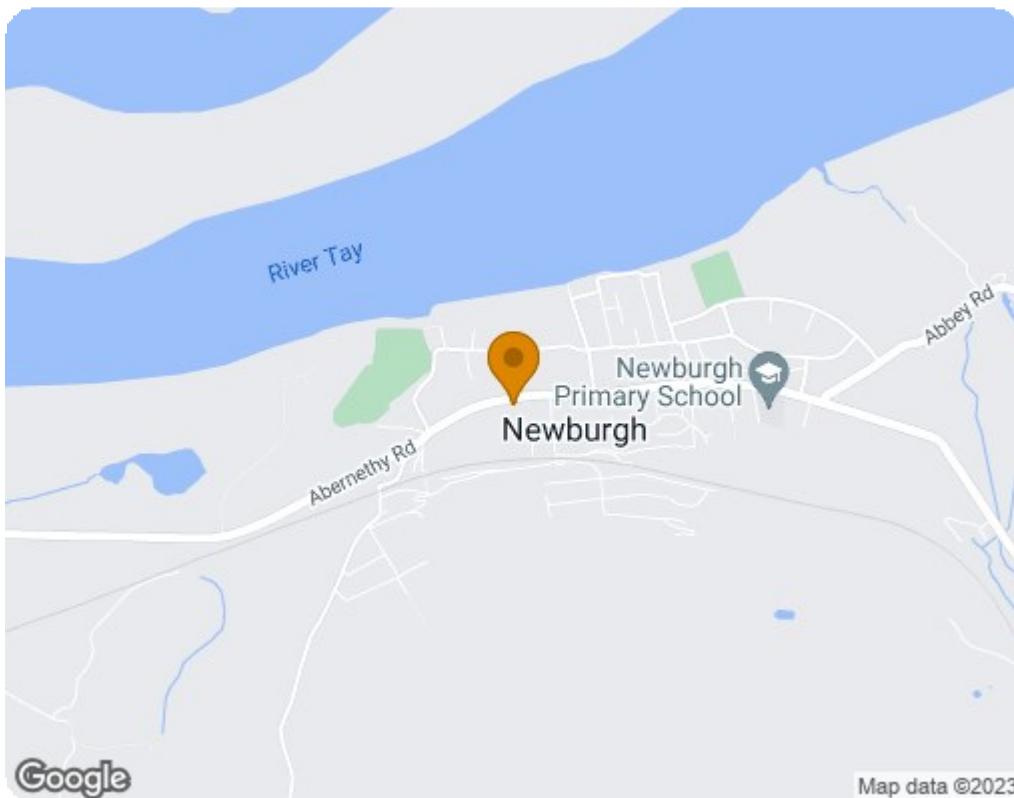
Bedroom





- Detached Three Bedroom, Two Storey Villa
- Spacious Accommodation Throughout
- Stunning Views Over The River Tay
- Sizable, Fully Enclosed Rear Garden
- Sought After Location
- Private Parking And Single Garage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC