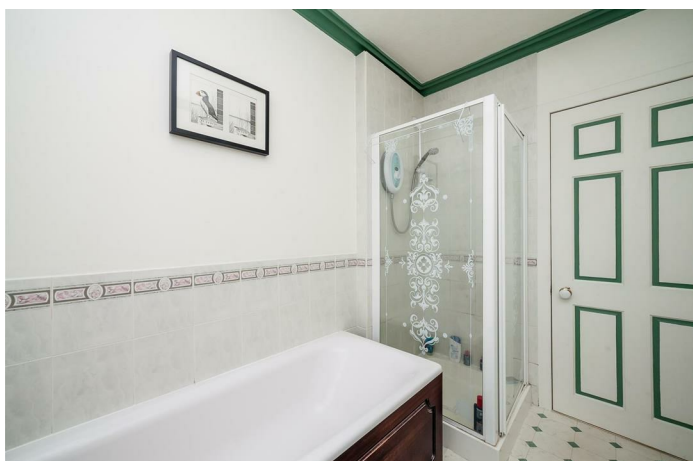


Simple Approach



**11A High Street, Cupar  
Fife KY14 6AH**

**Offers over £119,950**

Simple Approach are delighted to welcome this beautifully presented and very well appointed four bedroom flat in Newburgh to the Fife market. Set on the High Street of this stunning coastal town, this spacious family home boasts generous accommodation throughout, comprising a good sized lounge, a contemporary dining kitchen, four double bedrooms, a shower room on the upper floor and a stylish family bathroom with separate bath and 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 and beautiful woodland walks just moments away. This property benefits from all of the floor space of any four bedroom house, with plenty of spacious accommodation on offer in each living space and in the garden to the rear. Viewing is absolutely essential to appreciate the quality of home on offer.

### Lounge

13'1" x 13'7" (3.99m x 4.16m)

Front-facing with a bright sash and case window overlooking the Firth of Tay and rooftops in the distance. Fresh carpeting has been laid throughout the hallway, lounge and two bedrooms on the lower floor. The electrics of the property have been recently modernised which is handy to note for any prospective purchaser looking for a move-in condition home with nothing to do.

### Dining Kitchen

9'8" x 11'9" (2.97m x 3.59m)

A stunning Ashley-Anne fitted kitchen with clever storage units, oven and gas hob all integrated. This kitchen was only installed in 2016 and boasts all of the exquisite finishes of a high quality kitchen.

### Master Bedroom

11'1" x 13'7" (3.38m x 4.16m)

Larger bedroom located on the lower floor of the property.

### Bathroom

6'1" x 8'9" (1.87m x 2.68m)

Large bathroom with separate bath and shower cubicle.

### Bedroom 2/ Dining Room/ Family Room

14'0" x 15'8" (4.28m x 4.80m)

Also found on the lower level, this recently carpeted room is warmed by a gas burning stove and can be used as a dining space, a family room or a spacious fourth bedroom.

### Bedroom 3

12'6" x 15'8" (3.83m x 4.80m)

One of the two upper floor bedrooms

built into the attic space of the building with plenty of integrated storage taken from the eaves.

### Bedroom 4

12'9" x 12'4" (3.91m x 3.76m)

A second upper bedroom with integrated eave cupboards and stunning views across Newburgh towards the Firth of Tay.

### Shower Room

6'2" x 5'9" (1.90m x 1.77m)

### External

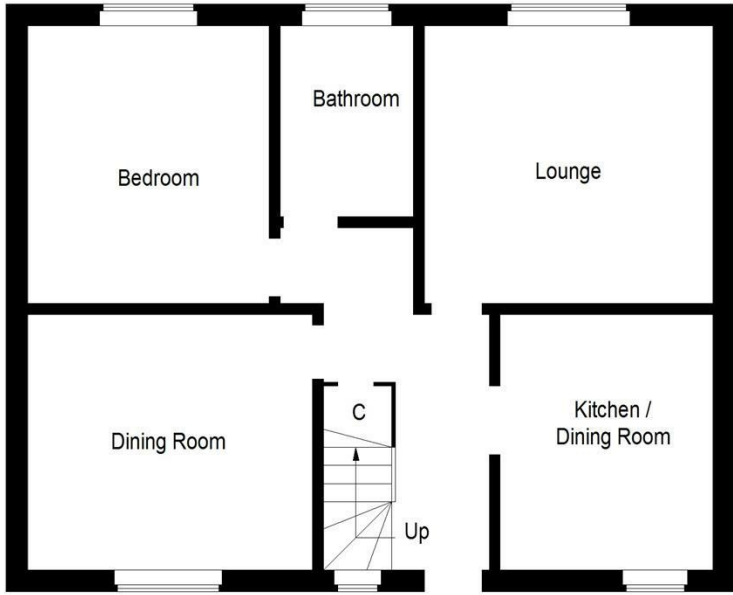
To the rear of this building there is a well-maintained communal garden. The elevated garden is mostly paved with a beautiful walled patio providing the perfect spot to entertain in the sunshine. To the front there is plenty of on street parking, although not allocated to the property itself.



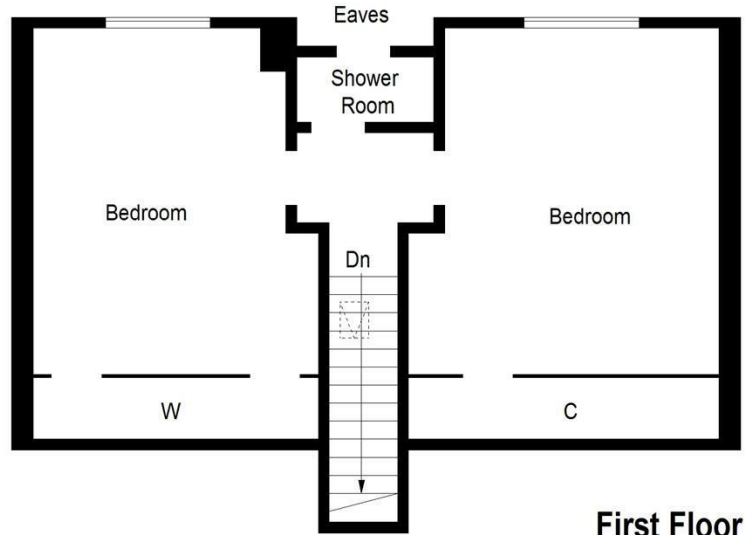


- Stunning Four Bedroom Flat
- Four Double Bedrooms
- Town Centre Location within Newburgh
- Communal Garden to Rear
- Gas Central Heating & Double Glazing
- On Street Parking Nearby





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		77
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</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>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</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