

Simple Approach



**38 High Street, Newburgh  
Fife KY14 6AQ**

**Offers over £49,950**

Simple Approach are delighted to welcome this beautifully presented and very well appointed one bedroom flat in Newburgh to the Fife market. Set on the High Street of this stunning coastal town, this spacious apartment boasts generous accommodation throughout, comprising a good sized lounge, a contemporary kitchen, one double bedrooms and a stylish bathroom. 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.

### Living Room

11'9" x 12'0" (3.59 x 3.68)

### Bathroom

4'9" x 7'10" (1.47 x 2.41)

### Kitchen

9'8" x 6'8" (2.96 x 2.05)

### Bedroom

11'2" x 10'8" (3.41 x 3.27)

### 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

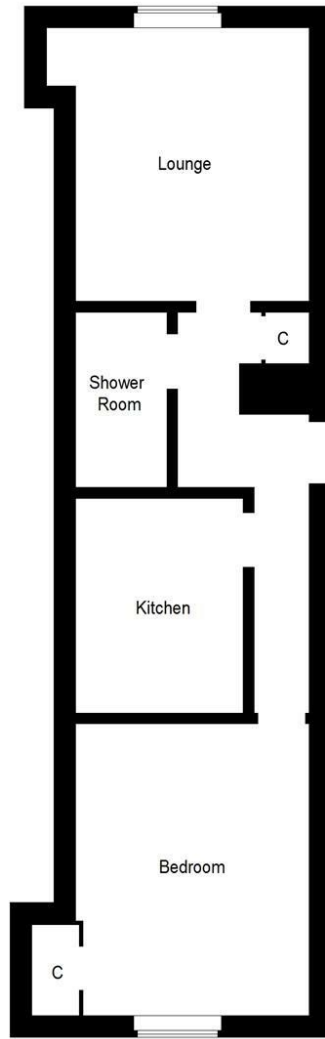
surgery, chemist and Newburgh Primary School to name just a few. This gorgeous coastal Town boasts stunning scenery at every angle with woodland walks and The Firth of Tay creating the most beautiful and serene spot to live.





- Ground Floor Flat
- On-Street Parking
- Gas Central Heating and Double Glazing
- Move In Condition
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(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