

Simple Approach



**28 Hill Road, Cupar
Fife KY14 6AA**

Offers over £46,000

Simple Approach are delighted to welcome this beautifully presented and very well appointed one bedroom flat in Newburgh to the Fife market. Set on Hill Road in the stunning coastal town of Newburgh, 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.

Lounge/ Kitchen

17'7" x 11'4" (5.36 x 3.47)

Bedroom

12'7" x 8'0" (3.85 x 2.45)

Bathroom

7'10" x 4'2" (2.41 x 1.28)

Entrance Hallway

8'9" x 3'4" (2.68 x 1.04)

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

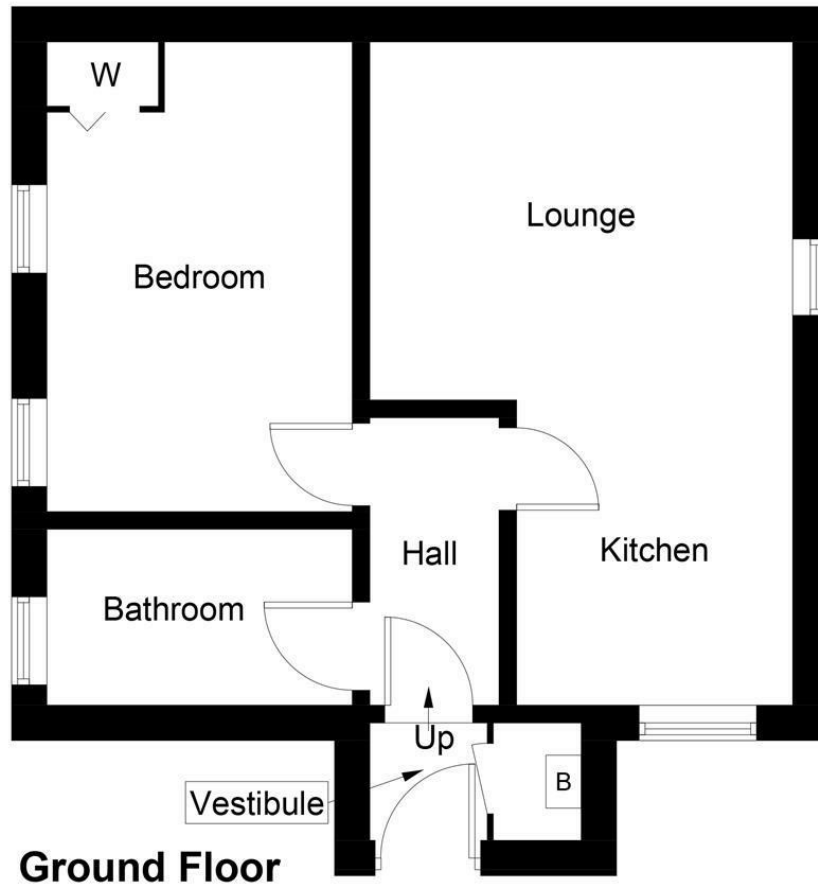
surgery, chemist and Newburgh Primary School to name just a few. This gorgeous coastal Town boasts stunning scenery at every angle with woodland walks and The Firth of Tay creating the most beautiful and serene spot to live.






- Large One Bedroom Apartment
- Close To All Local Amenities
- Gas Central Heating
- Great Buy To Let Investment
- Sought After Location
- Outdoor Communal Space





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