

Simple Approach



Flat 1 40 High Street, Cupar  
Fife KY14 6AQ

Offers over £53,000

Simple Approach are delighted to welcome this beautifully presented and very well appointed one bedroom flat in Newburgh to the residential market. Set on the High Street of this stunning coastal town, this spacious apartment boasts generous accommodation throughout, comprising a modern open plan kitchen diner and 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.

**Open Plan Lounge/ Kitchen**

10'5" x 23'10" (3.18 x 7.28)

**Bedroom**

11'6" x 10'7" (3.52 x 3.23)

**Bathroom**

6'8" x 7'9" (2.05 x 2.38)

**Storage Cupboard**

6'2" x 8'2" (1.88 x 2.50)

**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,

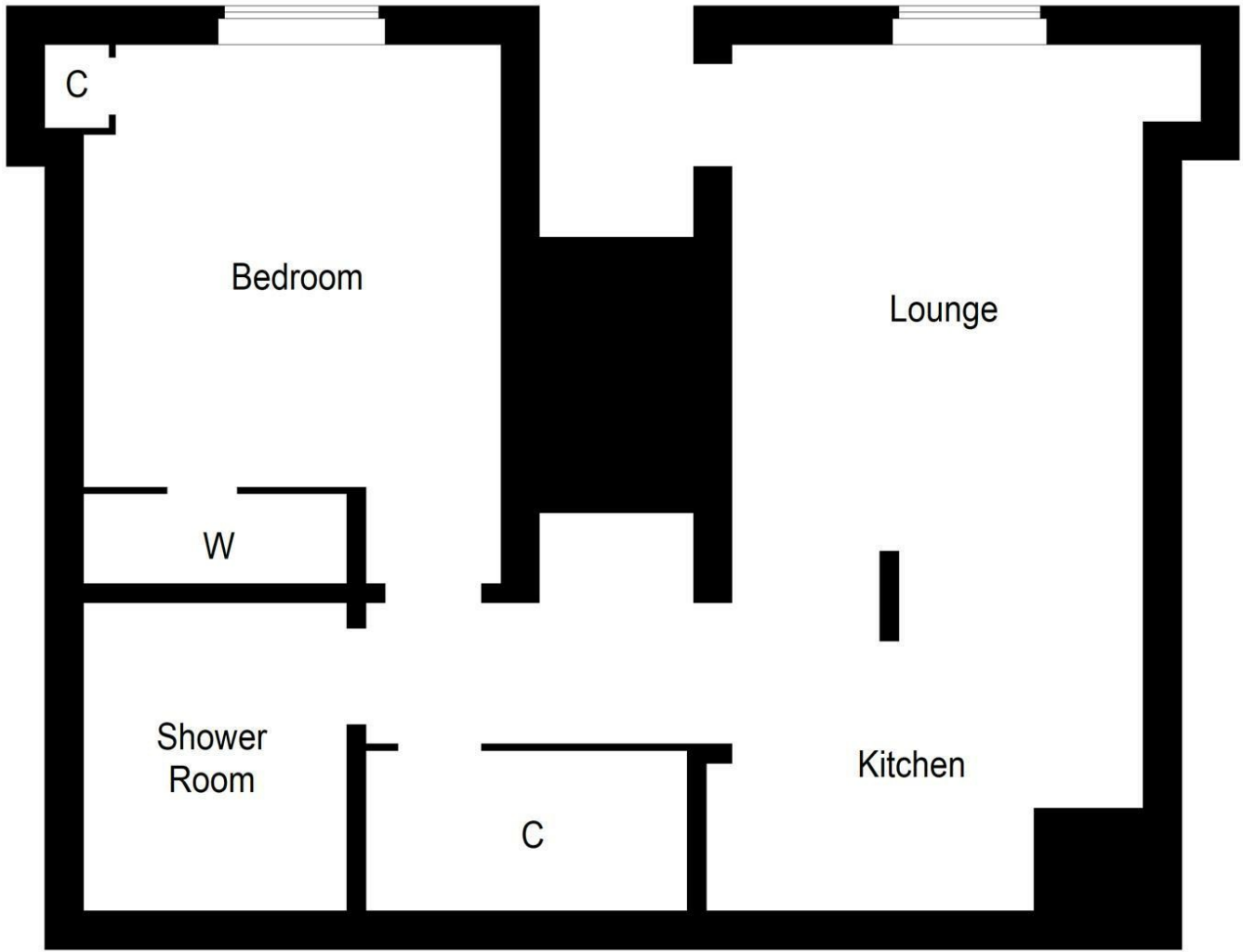
restaurants and coffee shops as well as useful amenities including convenience stores, a large shop, doctors surgery, chemist and Newburgh Primary School to name just a few. This gorgeous coastal Town boasts stunning scenery at every angle with woodland walks and The Firth of Tay creating the most beautiful and serene spot to live.





- Stunning One Bedroom Flat
- High Street Location Close To All Local Amenities
- On Street Parking
- Communal Garden
- Open Plan Kitchen, Diner and Lounge





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>	75	79
(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	83
(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