



3 Morris Place, Newburgh, KY14 6AS

Offers Over £150,000



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OFFERS OVER
£150,000

Number three is a spacious semi-detached villa which is situated within a cul de sac location. The property is entered into the hallway. The lounge offers a window to the front and patio doors to the rear. Gas fire with surround. A door from the lounge leads into the kitchen which is fitted with wood effect base units, light work surfaces and stainless-steel sink and drainer. Space for appliances. Window over looks and a door leads to the rear. Louver doors open into the dining room which offers a window to the front and walk in cupboard.

A staircase within the hallway gives access to the upper level.

Bedroom one has a window to the front and mirrored wardrobe facilities.

Bedroom two offers a window to the rear and a walk-in storage cupboard and cupboard housing the hot water tank.

Bedroom three offers a window to the front.

The family bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window Access to the attic within the upper landing.

There is gas central heating throughout and all

windows are double glazed.

The garden to the front is open plan and laid to lawn. Communal parking area.

The enclosed garden to the rear is mainly laid to lawn. Timber shed. Pathway to the side giving pedestrian access to Scotland Terrace.





- Semi detached villa within cul de sac location
- Entrance hallway
- Lounge
- Fitted kitchen through to dining room
- Three bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Gardens to front and rear
- Parking close to hand

INCLUDED

All fitted carpets, fitted floor coverings, cooker and timber shed.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 925.00 SQ FT







Room Sizes

Approximate measurements

Lounge	12'6" x 19'8"
Dining room	6'5" x 11'1"
Kitchen	11'5" x 8'6"
Bedroom	11'6" x 11'1"
Bedroom	11'6" x 8'7"
Bedroom	9'10" x 12'5"
Bathroom	6'6" x 7'2"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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without any obligation.

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at any of our offices.

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