



84 High Street, Newburgh, KY14 6AQ

Offers Over £120,000



84 High Street  
Newburgh  
KY14 6AQ

**OFFERS OVER  
£120,000**

Number eighty-four is a bright, freshly presented upper flat which is located within the Town Centre close to all amenities.

Newburgh offers a range of amenities including shops, bars, primary schooling. Ideally situated for commuting to the city of Perth with a regular bus service.

The property is entered from a door from the High Street into the entrance hallway where a carpeted staircase leads to the accommodation. The hallway offers a high-level window offering views towards the Tay Estuary and beyond. A walk-in cupboard offers excellent storage facilities.

The bright lounge / dining kitchen offers a high-level window to the rear and widow to the front.

The kitchen is fitted with white base and wall units, stainless steel sink and drainer. Washing machine and dishwasher. Electric oven, hob and extractor above.

Both bedrooms offer windows to the front and are double in size.

The wet room offers a sink within vanity unit, W.C. and mixer shower. Opaque window to the front.

There is parking available within the Coop car parking which the flat has a permit for entitling a parking space. Bin Store.





- Delightfully presented upper flat
- Central location
- Entrance hallway
- Internal staircase
- Lounge / Dining / Kitchen
- Two double bedrooms
- Wet room
- Walk in storage cupboard
- Gas central heating
- Car parking space close to hand

## INCLUDED

All appliances are included and items of furniture are available to be included within the sale.

## SERVICES

Mains water, drainage, gas and electricity

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

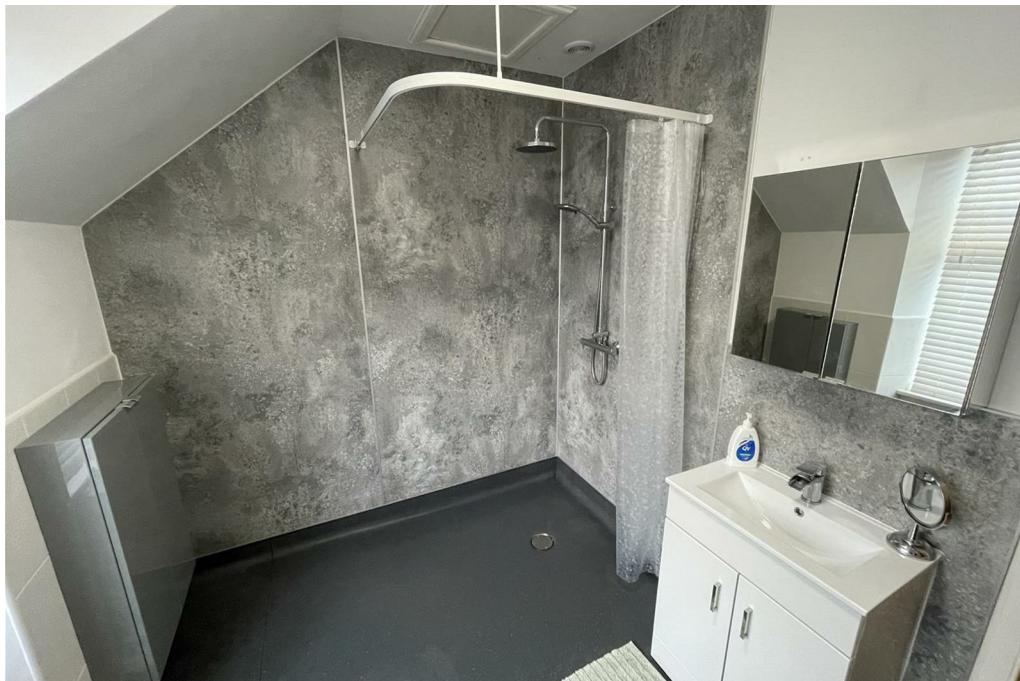
**COUNCIL TAX BAND B**

**EPC RATING: D**

**FLOOR AREA: 1076.00 SQ FT**





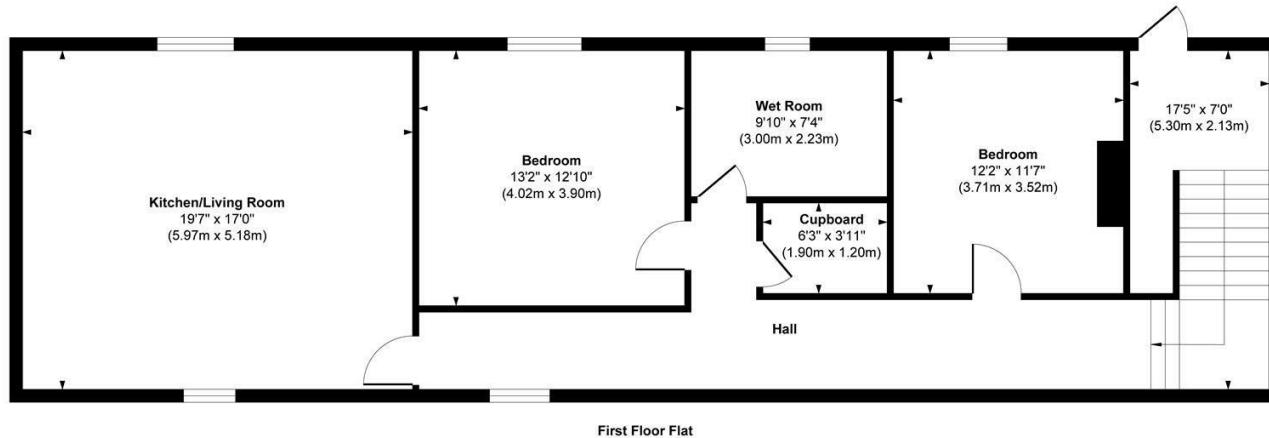


## Room Sizes

Approximate measurements

|                |                |
|----------------|----------------|
| Lounge/Kitchen | 19'7" x 16'11" |
| Bedroom 1      | 13'2" x 12'9"  |
| Bedroom 2      | 12'2" x 11'6"  |
| Wetroom        | 9'10" x 7'3"   |
| Vestibule      | 17'4" x 6'11"  |





**Approx. Gross Internal Floor Area 1064 sq. ft / 98.88 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.