



193 High Street, Newburgh, KY14 6DY

Offers Over £135,000







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Newburgh  
KY14 6DY

**OFFERS OVER**  
**£135,000**

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193 High Street is a spacious terraced B listed villa with a large area of garden grounds to the rear situated within a conservation.

The property is entered from a pend from the High Street where a door leads into the hallway. The lounge offers two windows to the front and electric fire with surround.

The kitchen is fitted with light base and wall units with co ordinating worksurfaces and stainless steel sink and drainer. Gas hob and eye level window. Space for fridge freezer. Hatch through to lounge.

The W.C. offers a sink and W.C. plumbing for washing machine and storage.

A staircase leads to the upper level.

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

Bedroom two offers a window to the front and bedroom three offers a window to the rear.

The shower room is fitted with a WC & sink within vanity storage unit. Double shower cubicle with mixer shower.

A staircase gives access to two attic rooms with Velux windows.

To the rear there is a summerhouse which offers

power and light.

There is a large area of garden ground beyond.







- Terraced B listed villa with garden grounds to the rear within a Conservation area
- Entrance hallway
- Lounge
- Fitted kitchen
- W.C.
- Four bedrooms
- Shower room
- Store room
- Summer house with power and light
- Large area of garden grounds to the rear

## INCLUDED

All fitted carpets and fitted floor coverings

## SERVICES

Mains water, drainage, gas and electricity

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND A**

**EPC RATING:**

**FLOOR AREA: 1001.00 SQ FT**













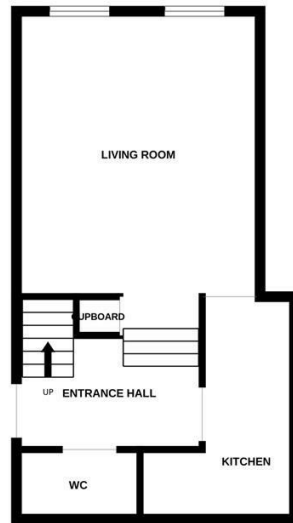
## Room Sizes

*Approximate measurements*

Living Room	13'5" x 15'9"
Kitchen	6'10" x 12'4"
W.C.	6'6" x 3'3"
Bedroom	10'9" x 16'1"
Bedroom	6'4" x 16'1"
Bedroom	8'8" x 6'10"
Shower room	4'9" x 11'0"
Bedroom	16'8" x 9'6"
Store	7'11" x 14'1"



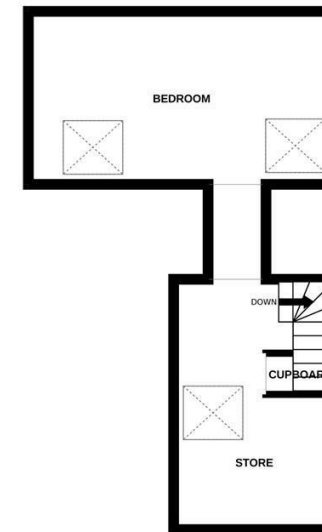
GROUND FLOOR



1ST FLOOR



2ND 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.

Contact our Property Department  
at any of our offices.

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