



High Street, Newburgh, KY14 6DY



**BEAUTIFULLY PRESENTED 1 BEDROOM UPPER FLAT
WITH LOG BURNER!**

Scott Fraser at **RE/MAX Professionals** is delighted to bring to the market this 1 bedroom Upper Flat, situated on the High Street in Newburgh. This property is beautifully presented throughout and offers cosy living accommodation with attic space which could be used as a study. With its recently modernised bathroom viewing is highly recommended to see all this property has to offer. Don't delay – call Scott Fraser today!

Accommodation Comprises:

Internally – Entrance hall, lounge, kitchen, bathroom and bedroom

Externally – Shared communal garden

Offers Over £63,000

**Call Scott Fraser
On 01592 75-22-00**



SITUATION

The property is situated in the popular town of Newburgh, which sits on the bank of the River Tay and benefits from many local amenities with shops to cater for every day requirements along with education and recreational facilities. Newburgh lies near to the Fife regional border bounding with Perth and Kinross and, as such, has excellent road links to Perth, Cupar and Glenrothes to the South.

ENTRANCE HALL

The property is accessed through a Timber hardwood door giving access to entrance hall. Entrance hall is laminated. Access through to lounge, kitchen, bathroom and bedroom.

LOUNGE

13'10"x12'4" (4.21mx3.76m) APPROX
Cosy lounge accessed through a hardwood Timber door with opaque glazed window followed by three upward steps. Log burner. Wall radiator.

2 sash and case style windows with secondary glazing, one overlooking the front of the property and the other the side.

KITCHEN

12'2"x6'2" (3.72mx1.89m) APPROX (includes fitted units)

Kitchen fitted with a mixture of wall mounted and floor standing colour coordinated storage units incorporating ample worktop surfaces. Stainless steel sink with side drainer. Space and plumbing for automatic washing machine. Space for fridge and cooker. Walk in storage cupboard providing storage space. Sash and case style window with secondary glazing overlooking the rear of property.

BEDROOM 1

10'11"x8'0" (3.32mx2.44m) APPROX

Spacious double bedroom with single glazed sash and case window with secondary glazing overlooking the front of the property. Walk in wardrobe providing storage space. Electric wall radiator.

FAMILY BATHROOM

Lovely modern bathroom fitted with a 3-piece suite comprising of a low-level WC, Vanity hand wash basin and large walk in electric shower. Wet wall on all sides. Heated tiled flooring. Sash and case window with secondary glazing overlooking the rear of property.

GARDEN GROUNDS

The property benefits from have a shared communal drying ground which is an area of chips.

INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to and does not form any contract.



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Smoke alarms – It is imperative that, where not already fitted, suitable smoke alarms are installed for the personal safety for the occupants of the property. These must be regularly tested and checked.

The Consumer Protection from Unfair Trading Regulations 2008. While these particulars have been carefully compiled and are believe to be accurate, no warranty can be given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where include in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or what is included in the sale.

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