



Detached property for complete renovation on large plot

A hidden gem with potential

183 High Street

Newburgh, Cupar, Fife, KY14 6DY



Scan Here!



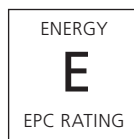
2 BED



1 BATH



LARGE GARDEN



ENERGY

E

EPC RATING



183 High Street

The village of Newburgh enjoys a popular coastal setting by the River Tay. Local amenities include mini supermarkets, Post Office, bank, hotel, pubs, churches, garage, and sports and leisure facilities including a yacht club. Cupar, some 10 miles East, provides all amenities for day to day living, as does Perth, some 12 miles North West, which also offers comprehensive City amenities. Daily travelling is possible to Perth (20mins), Dundee, Kirkcaldy, Glenrothes, Cupar and St. Andrews. Edinburgh is approximately a one-hour drive. The property is also on a good bus route.

This "do'er upper" is situated on the High Street, Newburgh and convenient for access to all amenities and transport links. Shops, pubs and the River Tay are all within walking distance.

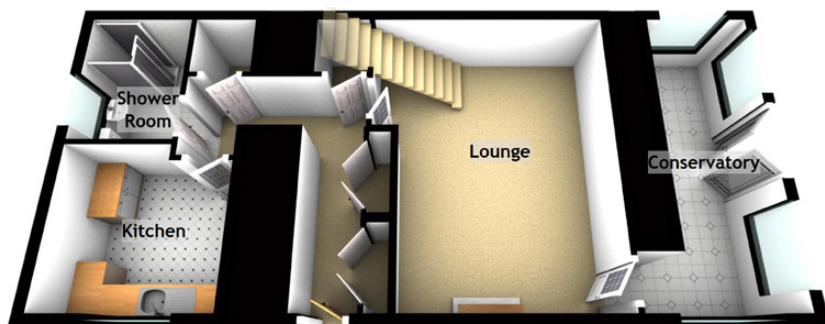
A hidden gem! Accessed via a covered venal, this family sized, detached home offers excellent value for money and will surprise and delight with the space available and the potential to create the home of your choice. Sitting on a sizeable plot that includes a log cabin with power and light, and other storage and private off road parking is available to the front on main street with an allocated parking space. Internal accommodation requires complete modernisation but offers a good size lounge with staircase to upper floor, a conservatory, kitchen and shower room. On the upper floor are two double bedrooms. This is a house that needs the layers peeled back to reveal her true beauty and offers a blank canvass to create the home of your choice.



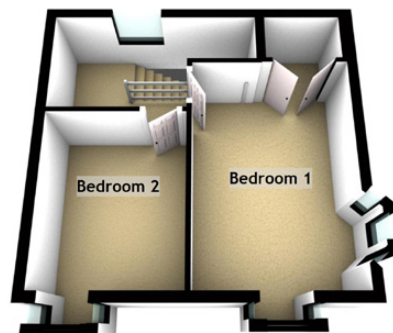
"...situated on the High Street, Newburgh and convenient for access to all amenities and transport links..."



Ground Floor



First Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.30M (17'5") x 4.20M (13'9")
Kitchen	3.12M (10'3") x 2.64M (8'8")
Conservatory	3.88M (12'9") x 2.60M (8'6")
Shower room	2.21M (7'3") x 1.83M (6')
Bedroom 1	4.26M (14') x 3.03M (9'11")
Bedroom 2	3.30M (10'10") x 2.70M (8'10")



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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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