



Three bedroom semi-detached home with large garden

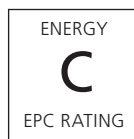
Excellency located within a popular area



3 Moncrieff Way Newburgh, Fife, KY14 6EF



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“...a popular coastal setting by the River Tay...”



NEWBURGH *Life*

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 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 stylish and spacious property is situated close to the shore, and convenient for access to all amenities and transport links. Shops, Pubs and the River Tay are all within walking distance.





3 MONCRIEFF WAY

Newburgh

Outstanding three bedroom semi detached villa tucked away at the end of a quiet family friendly cul-de-sac.

Ready to "walk into", this home is beautifully presented and maintained. On arrival, the gravel drive affords parking for several cars. On the ground floor the entrance hall opens to most apartments with a guest cloakroom, spacious lounge with front facing window, delightful dining kitchen

opening to the conservatory. Upstairs, there are three bedrooms, master en-suite and family bathroom.

Externally, the good size gardens are a delight with the rear walled garden laid mostly to lawn with a patio area to capture the sun. To the front, a deck provides a sheltered spot for morning coffee.

"...this home is beautifully presented and maintained..."

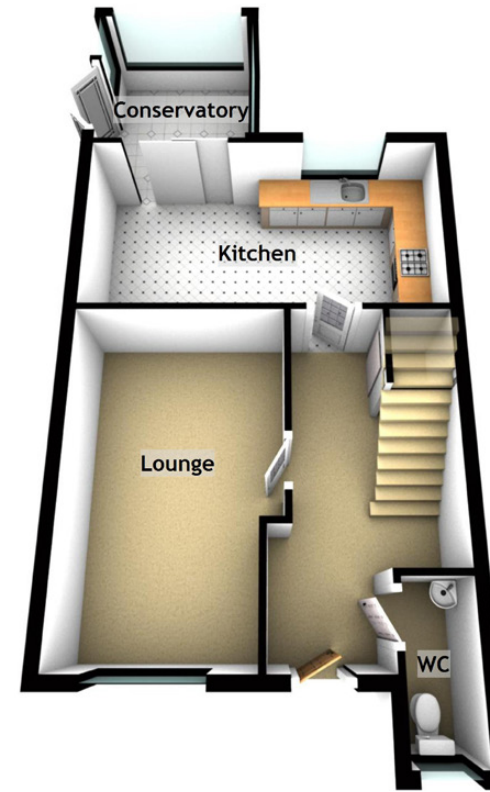




Bedrooms & Bathroom



Ground Floor



First Floor

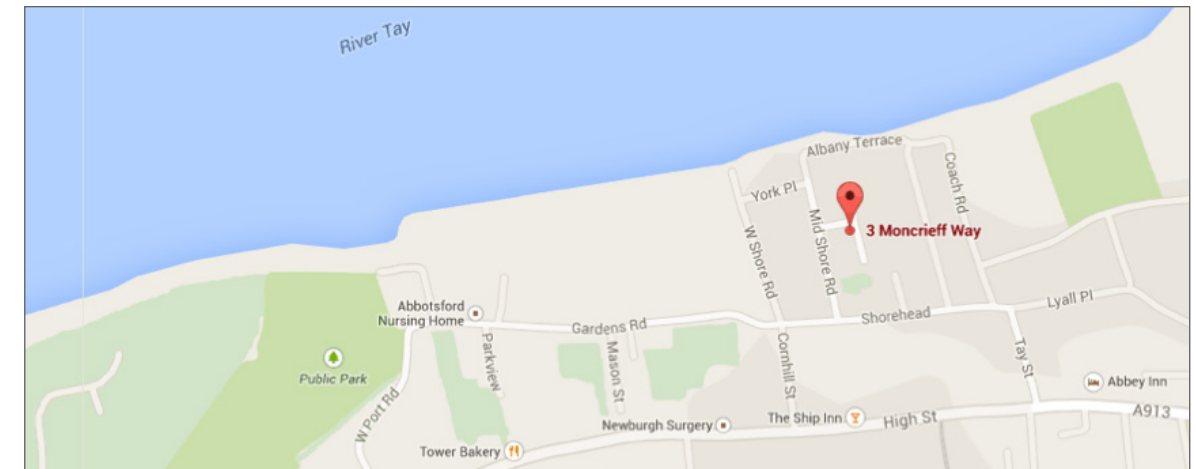


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.00m (9'10")
Kitchen	5.40m (17'9") x 2.80m (9'2")
Conservatory	2.60m (8'6") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	2.10m (6'11") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")
WC	2.20m (7'3") x 1.00m (3'3")

GROSS INTERNAL FLOOR AREA (M²)

86 (Plus conservatory).





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