



**Premier
Properties**
Perth



4 The Steading, Parkhill Abbey Road, Cupar, KY14 6HH Offers Over £385,000

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Upon entering, you're welcomed with a bright and spacious entrance hall which follows through to the magnificent lounge area, which is a perfect space to host family gatherings or cosy up in in the winter months. Following through the home you have a large kitchen area with ample storage, great for getting things tucked away. The kitchen also provides access to the rear. There is also a W.C and dining room to complete the ground floor.

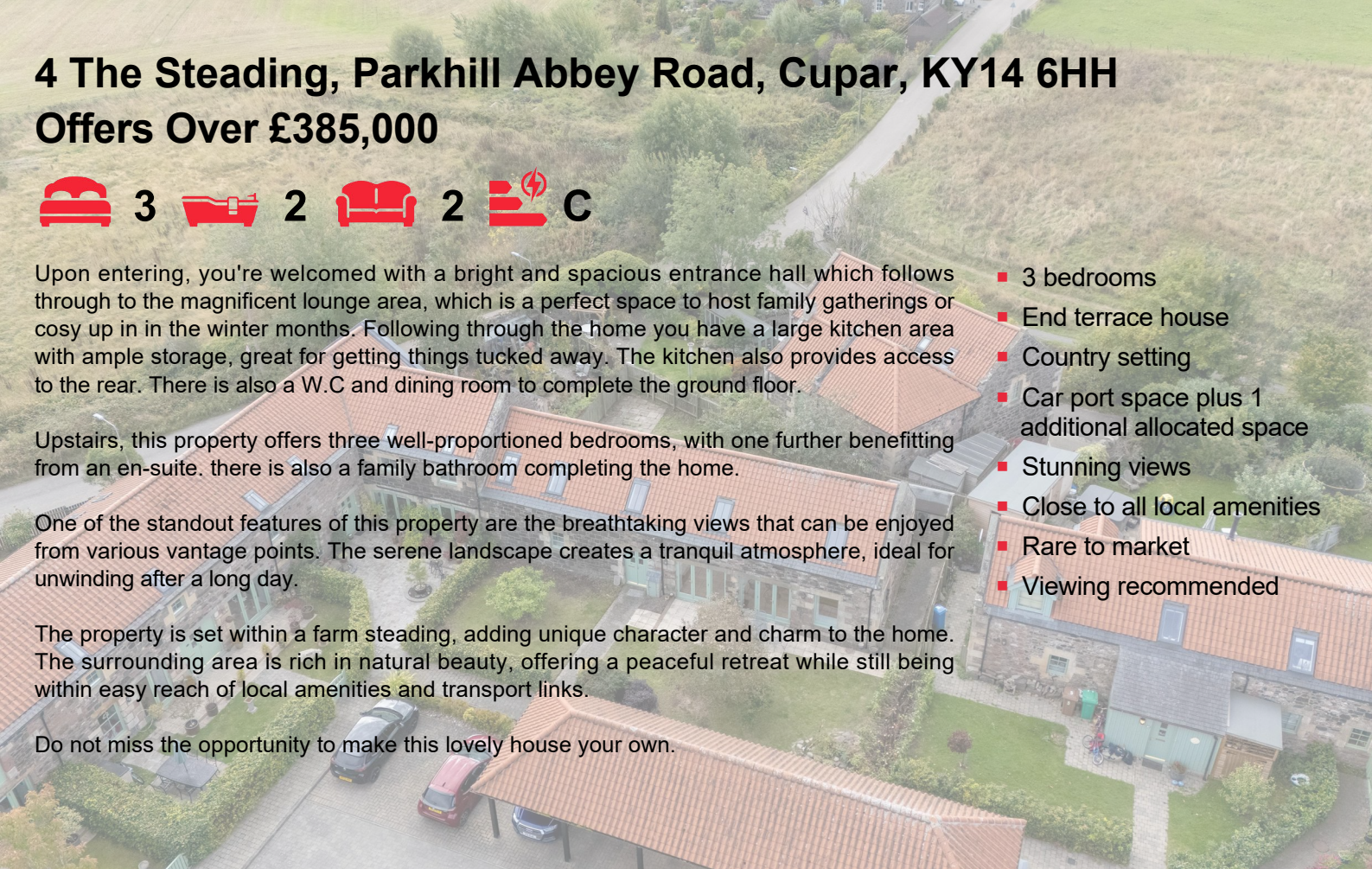
Upstairs, this property offers three well-proportioned bedrooms, with one further benefitting from an en-suite. there is also a family bathroom completing the home.

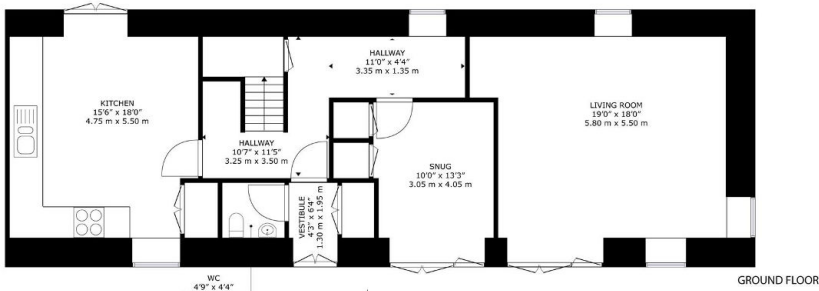
One of the standout features of this property are the breathtaking views that can be enjoyed from various vantage points. The serene landscape creates a tranquil atmosphere, ideal for unwinding after a long day.

The property is set within a farm steading, adding unique character and charm to the home. The surrounding area is rich in natural beauty, offering a peaceful retreat while still being within easy reach of local amenities and transport links.

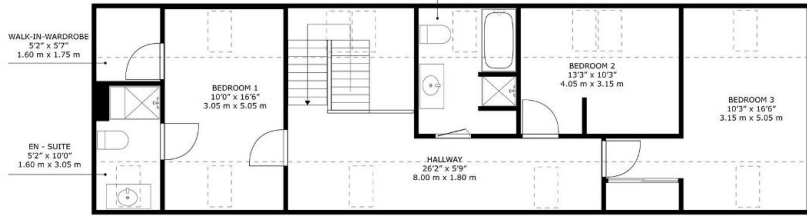
Do not miss the opportunity to make this lovely house your own.

- 3 bedrooms
- End terrace house
- Country setting
- Car port space plus 1 additional allocated space
- Stunning views
- Close to all local amenities
- Rare to market
- Viewing recommended





GROUND FLOOR



FIRST FLOOR

4 The Steading, Parkhill, Abbey Road Newburgh, Cupar, KY14 6HH

GROSS INTERNAL AREA
GROUND FLOOR : 1113 sq. ft./102.8 m², FIRST FLOOR : 1057 sq. ft./98.2 m²
TOTAL : 2170 sq. ft./201.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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