



**Premier
Properties**
Perth



13 Tay Street, Cupar, KY14 6AL

Offers Over £85,000

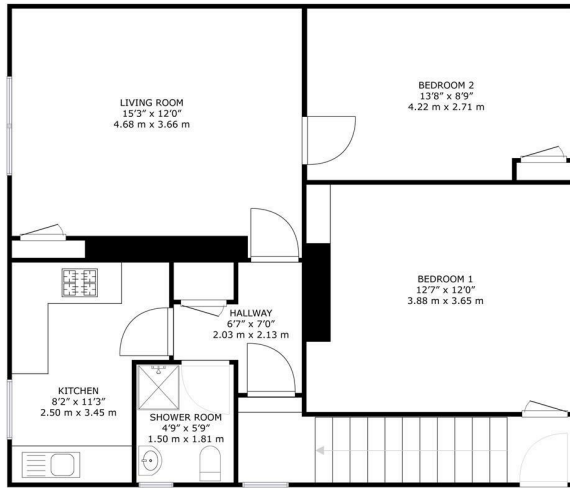


The flat boasts a spacious layout, providing ample living space throughout. Upon entering, you are welcomed by a generous entrance hallway that leads to a well-proportioned lounge and fully fitted kitchen. The two bedrooms are comfortably sized and there is a shower room.

Heating is provided via gas central heating and the windows are double glazed throughout. On-street parking is available at the front of the property, while a private rear garden offers a lovely outdoor space for enjoyment and leisure.

Newburgh is ideally situated on the Fife regional border with Perth, providing a peaceful yet connected lifestyle. With local amenities and scenic surroundings, this flat is a wonderful place to call home. Do not miss the chance to view this appealing property, which combines comfort, convenience, and potential in one attractive package.

- Spacious 2-bedroom flat
- First floor apartment
- Generous living space
- Gas central heating
- Private rear garden
- On-street parking
- Double glazed windows
- Easy access to M90
- Near Perth & Cupar
- Ideal for first-time buyers



13 Tay Street, Newburgh, Cupar, KY14 6AL

GROSS INTERNAL AREA
TOTAL: 787 sq.ft, 73.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.