Premier Properties
Perth



14 Woodriffe, Cupar, KY14 6DJ

Offers Over £89,950

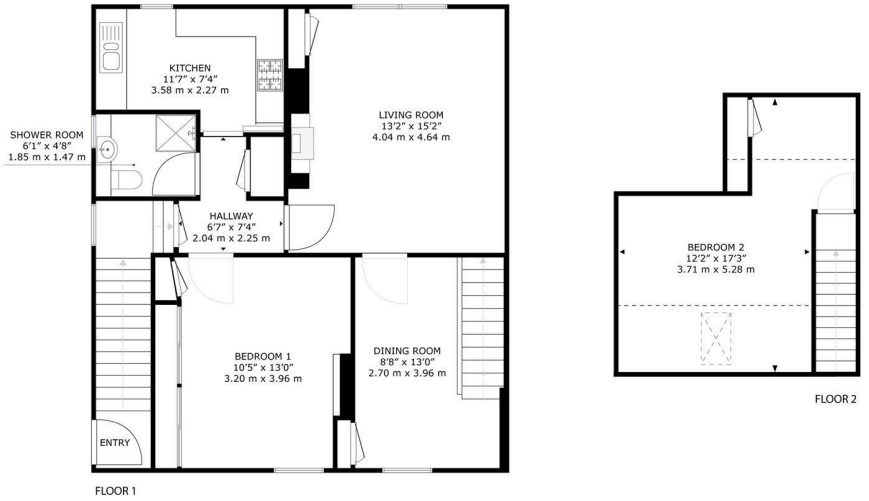
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Upon entering, you are welcomed by a spacious entrance hallway that leads to a bright and airy lounge, ideal for relaxation or entertaining guests. The well-appointed kitchen and dining room provide a functional space, while a convenient shower room adds to the practicality of the layout. A staircase leads to the attic floor, where the second bedroom awaits, offering a private sanctuary.

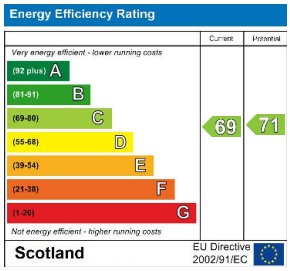
The flat benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, the property boasts a good-sized private garden, currently laid to lawn, complete with a patio area perfect for summer gatherings. A charming summer house adds an extra touch of allure, making it an ideal spot for relaxation or hobbies.

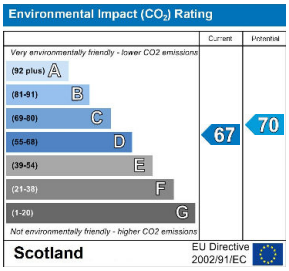
Conveniently located, this property offers easy access to transport links, making commuting a breeze. On-street parking is readily available for residents and visitors alike. Viewing is highly recommended to fully appreciate the charm and potential of this lovely flat.

- Two double bedrooms
- Double glazed
- Gas central heating
- Private garden with patio
- Stunning River Tay views
- Quiet residential area
- Easy transport access
- Viewing recommended







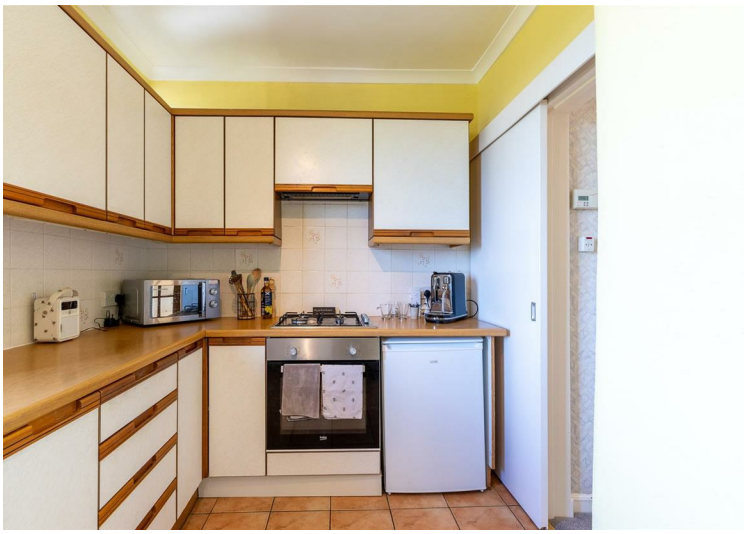


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GROSS INTERNAL AREA
FLOOR 1: 753 sq. ft, 70.0 m2, FLOOR 2: 241 sq. ft, 22.4 m2
TOTAL: 994 sq. ft, 92.4 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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