



**Premier
Properties**
Perth



46 Banklands, Cupar, KY14 6DN Offers Over £145,000



The property is set over two levels and offers well-proportioned and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, bright and spacious living room, and a well-appointed kitchen/diner with direct access to the rear garden grounds. The upper level provides three generously sized double bedrooms and a family bathroom, with the property enjoying stunning views from the upper accommodation.

Externally, the property benefits from off-street parking to the front, while the impressive wraparound garden grounds are predominantly laid to lawn and complemented by mature shrubs, providing an excellent outdoor space for both relaxation and entertaining.

Early viewing is highly recommended to fully appreciate the spacious accommodation, generous garden grounds, stunning views and attractive setting this property has to offer.

- 3 spacious bedrooms
- 1 modern bathroom
- Stunning views
- Close to Newburgh amenities
- Ideal family home
- Quiet location
- Easy access to schools
- Viewing recommended





46, Banklands Newburgh, Cupar, KY14 6DN

GROSS INTERNAL AREA
GROUND FLOOR : 556 sq. ft./51.7 m², FIRST FLOOR : 544 sq. ft./50.5 m²
TOTAL : 1100 sq. ft./102.2 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			
(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			
(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	



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