



lindsays

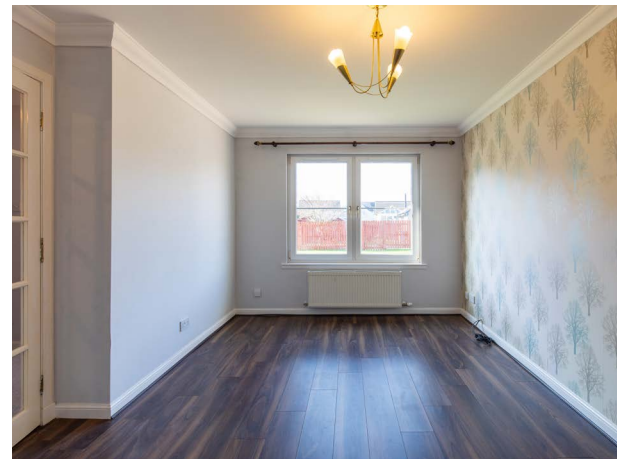
9 Moncrieff Way,
Newburgh, KY14 6EF

"Three bedroom semi-detached house situated in a quiet residential cul-de-sac"

- Lounge
- Kitchen/Dining Room
- Cloakroom
- 3 Bedrooms, 1 En Suite
- Bathroom
- Gas Central Heating
- Double Glazing
- Driveway
- Gardens

EPC Rating C

OFFERS OVER £190,000



Description

Lindsays are delighted to welcome to the market this three bedroom semi-detached house situated in a quiet residential cul-de-sac in the coastal town of Newburgh.

The family accommodation on the ground floor comprises a hallway with useful cloakroom/WC and understairs storage cupboard, good size front facing lounge and kitchen/dining room with access to the rear garden. On the upper level there are three bedrooms, a master en-suite and a family bathroom comprising a bath, wash hand basin and WC. Externally to the front, a gravel driveway provides off street parking for 2 vehicles and there is an area of lawn. To the rear, the sunny enclosed garden benefits from a patio and a lawn. There is also a shed included in the sale.

Benefitting from gas central heating and double glazing, this lovely home is a welcome addition to the market and viewing is highly recommended.

Area

Newburgh is a popular coastal town sitting on the banks of the River Tay and benefits from an array of local amenities including shops, cafes, art gallery, performance centre, library, educational, recreational and health facilities. Newburgh lies near to the Fife regional border with Perth and Kinross and, as such has excellent road links to Perth, Cupar and Glenrothes to the south

Newburgh is a links to Perth, Cupar and

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



9 Moncrieff Way, Newburgh, Cupar, KY14 6EF

GROSS INTERNAL AREA
FLOOR 1 44.2 sq.m. (476 sq.ft.) FLOOR 2 43.0 sq.m. (463 sq.ft.)
TOTAL : 87.2 sq.m. (939 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.