



ROLLOS

198 HIGH STREET

NEWBURGH KY14 6DZ

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FIXED ASKING PRICE £76,000

- Traditional Stone Built Terraced Townhouse
- Ideal First Time Buy / Investment / Holiday Retreat
- Flexible Accommodation
- Would Benefit from Upgrading
- Living Kitchen
- 3 Bedrooms & Shower Room
- Ample Storage, GCH
- Shared Patio

A traditional stone built terraced townhouse located in the heart of Newburgh with some original features such as internal doors and window shutters. This property would be an excellent investment opportunity or indeed make an ideal first time buy or holiday retreat offering accommodation over three floors. The accommodation is flexible and would benefit from upgrading. The village of Newburgh enjoys a delightful rural setting by the River Tay. Local amenities include primary school, mini supermarkets, post office, bank, hotel, pubs, churches, garage, and more. Cupar provides secondary education, as does Perth which also offers comprehensive City amenities. Daily travelling is possible to Perth (20mins), Dundee, Kirkcaldy, Glenrothes, Cupar and St. Andrews. Edinburgh is approximately a one-hour drive. The property is also on a good bus route. A solid timber door gives access to a very well maintained, neat and tidy shared covered passageway. A further timber door gives access to number 198. The living kitchen is located on the ground floor with a window to the front below which is a cupboard housing the gas meter. There are fitted wall and floor storage units, a deep walk-in understairs cupboard with plumbing for a washing machine, a built-in shelved cupboard with double doors, two narrow built-in cupboards and a wall mounted combi gas central heating boiler. Stairs rise from the entrance hall to the middle floor where there is a good sized double bedroom with window to the front with original wooden shutters, shelved recess and feature fireplace. A door leads through to a room which could be used as a single bedroom, nursery or study. It too has a window to the front with a cupboard below housing the electricity meter. Stairs rise from the middle floor landing to the upper floor with a skylight over the upper landing. A further good sized double bedroom has a window to the rear with wonderful river views, coombed ceiling and built-in shelved cupboard with double doors. A further door leads to a deep walk-in cupboard (1.02m x 2.43m) which also has a ceiling hatch giving access to attic space. Externally, the covered passageway leads to the rear where there is a shared paved patio from where there is some view to the river. The property has a system of gas fired central heating from a combi boiler with radiators throughout.



ROOM SIZES

| | |
|----------------|--------------------------------|
| Living Kitchen | 3.88m x 5.04 (12'9" x 16'6") |
| Bedroom One | 2.77m x 5.20m (9'1" x 17'1") |
| Bedroom Two | 3.53m x 3.93m (11'7" x 12'11") |
| Bedroom Three | 1.95m x 3.31m (6'5" x 10'10") |
| Shower Room | 1.81m x 1.24m (5'11" x 4'1") |

INCLUDED

All carpets and fitted floor coverings

SERVICES

Water
Drainage
Electricity
Gas

VIEWING

By Appointment Through Our Auchtermuchty Office
Telephone 01337 828775

COUNCIL TAX BAND

EPC RATING E



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