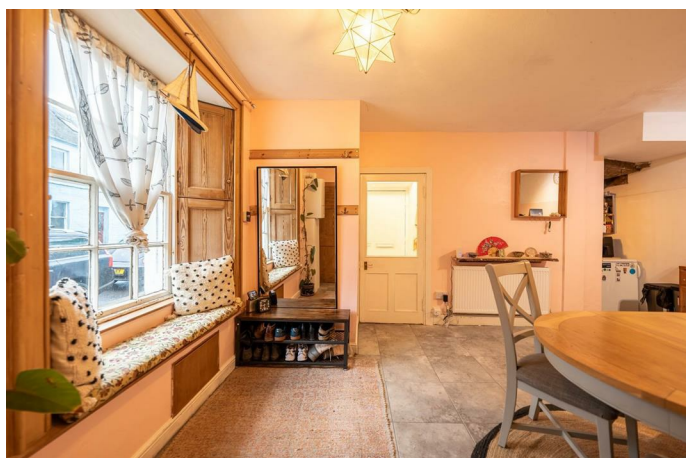


Simple Approach



198 High Street, Cupar  
KY14 6DZ

Offers over £103,995



This charming one-bedroom, three-storey house is located in the picturesque town of Newburgh, offering a unique and versatile living space. This lovely home is set across three floors, offering generous living space throughout. The ground floor features a sizeable kitchen, ideal for preparing meals and offering plenty of storage and workspace along with ample space for dining. The first floor is home to a spacious and inviting lounge, with large windows that allow natural light to flood the room. The top floor features a cozy bedroom, offering a peaceful retreat with lovely views over the water. A shower room on the ground floor completes the interior of the property. With its thoughtful layout and a perfect blend of character and practicality, this property is an excellent choice for individuals or couples seeking a peaceful yet well-connected home in Newburgh.

### Lounge

16'11" x 16'0" (5.17 x 4.89)

### Kitchen

12'8" x 16'8" (3.88 x 5.09)

### Downstairs Shower Room

3'5" x 5'10" (1.06 x 1.78)

### Bedroom

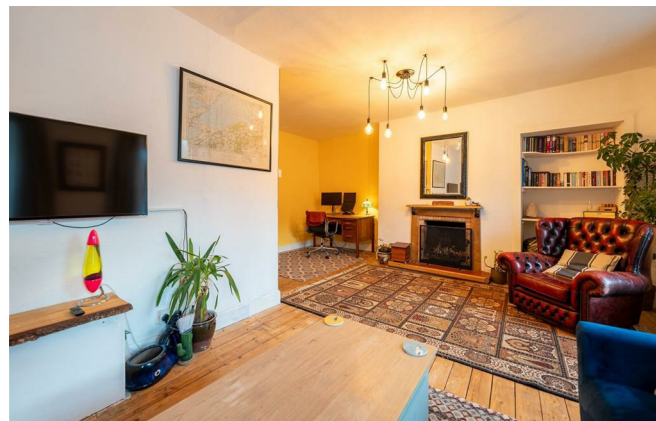
13'0" x 12'10" (3.97 x 3.93)

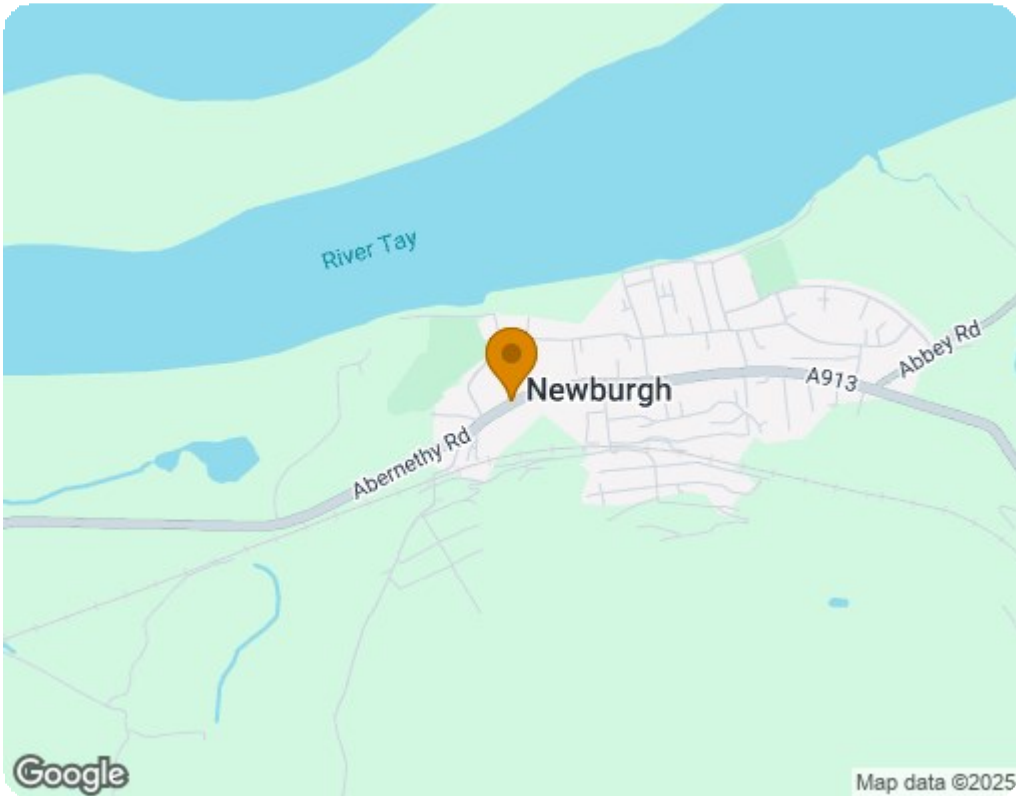







- One-Bedroom, Three-Storey Layout
- Top-Floor Bedroom offering peaceful living with picturesque views
- Gas central heating
- Ground-Floor Kitchen with ample storage and workspace
- Quiet Location in the heart of Newburgh, with easy access to local amenities
- On street parking available
- First-Floor Lounge with large windows and natural light
- Ideal for First-Time Buyers or Investors





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>61</div>	<div>88</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	<div>55</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC 