

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

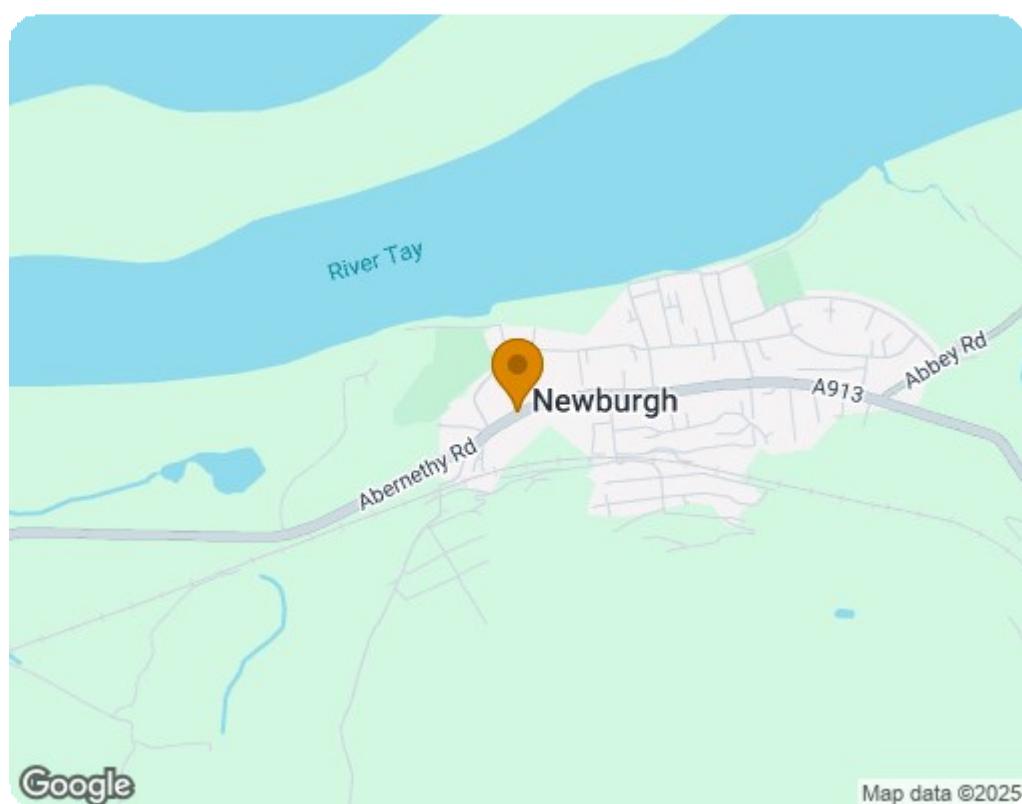
13'0" x 12'10" (3.97 x 3.93)





- 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		88
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		