

Simple Approach



Estate Agents



24 Banklands, Cupar  
KY14 6DN

Offers over £133,000

Simple Approach are pleased to welcome this very well presented, mid terraced two storey house in the ever popular Newburgh to the residential market. This great property comes to the market in good move in condition throughout and benefits from ample living space across two floors. Banklands comprises of a bright and spacious lounge, a sizable modern fitted kitchen with ample space for dining, three generous bedrooms and a family bathroom with insulated under floor heating. Externally this property benefits from plenty on street parking, a large private rear garden along with other modern comforts such as gas central heating, double glazing and being set close to all local amenities such as cafes and shops. Newburgh is the ideal location for peaceful living without compromising locality to the neighbouring larger cities of Perth and Fife. Viewing is essential to appreciate the property on offer here at Banklands, Newburgh.

**Entrance Hallway**

15'0" x 6'2" (4.58 x 1.89)

9'0" x 9'4" (2.75 x 2.86)

**Lounge**

15'0" x 11'3" (4.58 x 3.45)

**Kitchen**

12'11" x 7'10" (3.94 x 2.40)

**Bathroom**

7'10" x 5'7" (2.40 x 1.71)

**Bedroom**

14'8" x 10'2" (4.48 x 3.11)

**Bedroom**

13'6" x 9'1" (4.14 x 2.79)

**Bedroom**

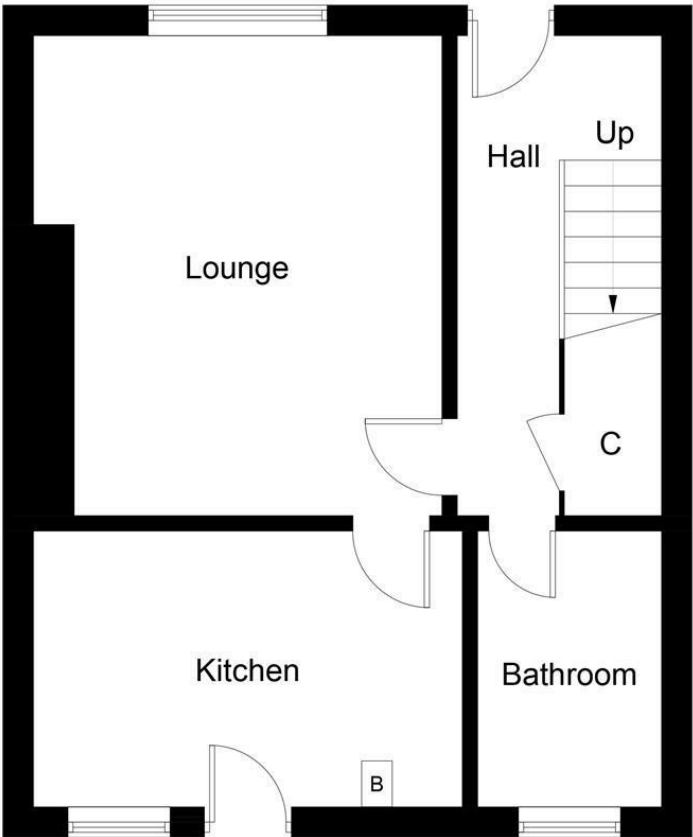




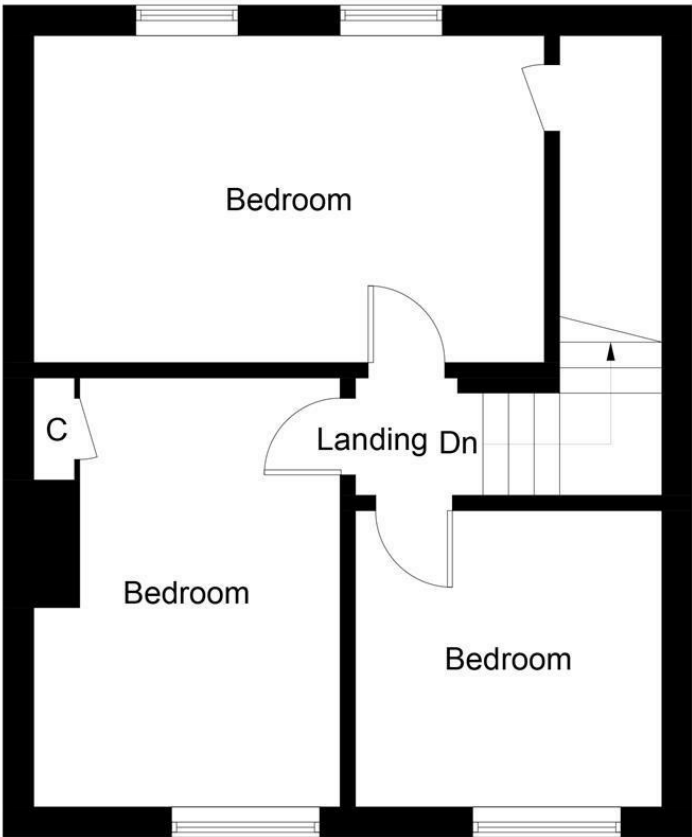


- Mid Terraced Two Storey House
- Modern Fitted Kitchen
- Three Generous Bedrooms
- Ample On Street Parking
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963620)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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		87
(81-91) B		
(69-80) C	72	
(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		