

Simple Approach



Estate Agents



20 Livingstone Street, Cupar

KY14 6AB

Offers over £84,950

13-15 St Leonards Bridge, Perth, PH2 0DR

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Simple Approach are pleased to bring this end terraced house on Livingstone Street to the residential sales market. This fantastic property holds ample potential and would be the perfect purchase for any buyer looking for a great renovation project. Set within the highly sought after Newburgh, this property enjoys picturesque views along with being close to all local amenities. Livingstone Street comprises of; an entrance vestibule, an open plan kitchen / lounge, bathroom, an upstairs bedroom / living area and a single box room. This home is set on an impressive plot of land with a sizeable private rear garden and private parking to the back along with having sought after features such as gas central heating and being located on a quiet residential street. Viewing is essential to appreciate the overall stunning views and excellent location on offer here at Livingstone Street, Newburgh.

Kitchen / Lounge

10'0" x 13'4" (3.05 x 4.08)

Bathroom

5'4" x 10'7" (1.65 x 3.24)

Bedroom

12'11" x 16'0" (3.96 x 4.88)

Box Room

6'4" x 8'3" (1.94 x 2.53)





- End Terraced House
- Impressive Plot Of Land
- Gas Central Heating
- Bedroom With An Off Box Room
- Picturesque Views
- Private Parking
- Renovation Required
- Highly Sought After Location



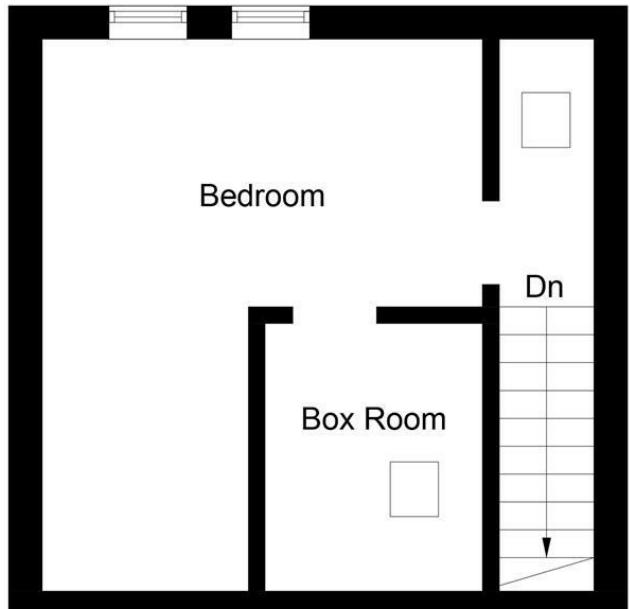
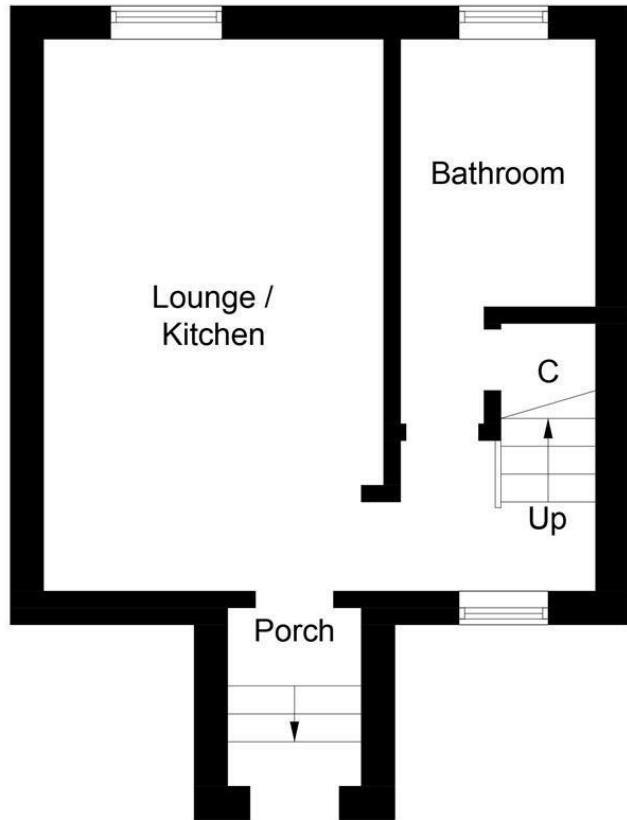
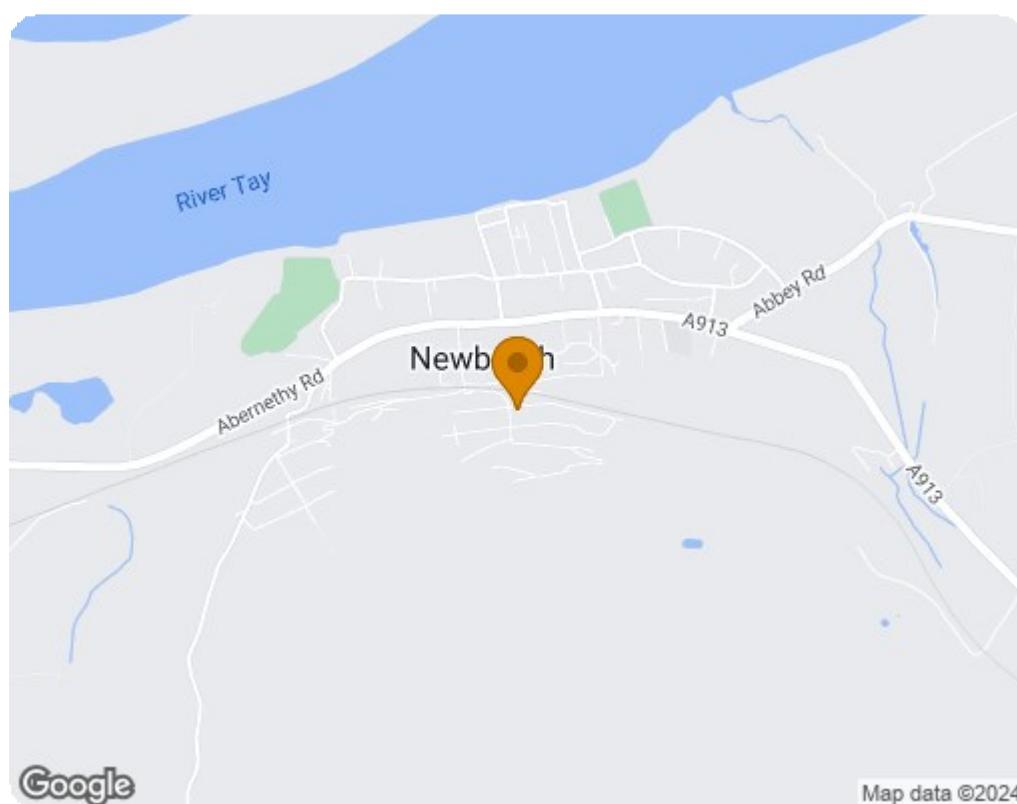


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		46
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	