



**Miller Hendry**  
SOLICITORS AND ESTATE AGENTS



Aloha  
Abbey Road  
Newburgh  
KY14 6JW

**Offers Over  
£220,000**

It is important to read the Schedule  
and Home Report as these contain  
key information.

- DETACHED BUNGALOW
- HALLWAY
- LOUNGE
- KITCHEN
- THREE DOUBLE BEDROOMS
- BATHROOM
- DG, OCH
- DRIVEWAY, GARAGE, GARDENS

[www.millerhendryestateagents.co.uk](http://www.millerhendryestateagents.co.uk)





## DESCRIPTION

Miller Hendry are delighted to bring to the market this well maintained and beautifully presented Detached Bungalow situated in the sought-after village of Newburgh. The property is neutrally decorated and sits on a generous plot with ample parking, large rear garden and open views to the front.

Entry through the main door leads into the L shaped Hallway with access to all accommodation. There are two storage cupboards and access to the attic via a pull down ladder. To the left of the Hallway is the great sized dual aspect Lounge which benefits from a stone fire surround and hearth and is flooded with light from the large window to the front and the patio doors to the rear which lead to the garden.

The Kitchen can be accessed from both the lounge and the hallway and is fitted with a range of units with wooden doors, complementary worktops and tiled splashbacks. There is space for dining, two large storage cupboards and a door to the rear vestibule where the central heating boiler is located. There are three Double Bedrooms, two of which have built in storage and a spacious Bathroom fitted with a white suite comprising WC, wash hand basin, bath and separate shower enclosure with 'Mira' electric shower.

Benefitting from Oil Central Heating and Double glazing, Aloha is a welcome addition to the market and is sure to be popular so early viewing is strongly advised.





#### ACCOMMODATION

Hallway	5' x 12' and 2'11" x 13'7"
Lounge	20'1" x 24' at widest
Kitchen	9'11" x 11'3"
Bedroom One	9'9" x 13'7"
Bedroom Two	10'5" x 12'
Bedroom Three	10'6" x 10'10"
Bathroom	6'4" x 9'10"

INCLUDED IN SALE: Carpets, curtains and window blinds. Electric cooker, washing machine, fridge and freezer (no warranties given). Certain items of furniture can be included in the sale.

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £220,000 / D

COUNCIL TAX: Band E





## LOCATION

The village of Newburgh has a range of local shops and a Primary School. There is a good local bus service allowing quick access into Perth City Centre for High Street shopping, bars, restaurants, cinema etc. For the commuter this property is ideally placed for easy motorway links to cities such as Perth and Dundee. Just along the road from the property are the Abbey ruins and the Lindores Abbey Whisky Distillery.

## DIRECTIONS

Travelling into Newburgh from Perth, continue along the High Street and then turn left onto Abbey Road just before the petrol station. Aloha is the third property on the left hand side.

## OUTSIDE

To the front of the property there is a driveway leading to a single garage with up and over door, light, power and rear courtesy door. There is also a large gravelled area which could be used for additional parking. To the rear is a lovely big garden with a patio and a large area of lawn, 2 plum trees, 2 apple trees and 2 pear trees. There are also borders to the side and front with a good selection of mature shrubs.

## SCHOOLING

Catchment for Newburgh Primary School and Bell Baxter High School, Cupar.



[www.millerhendryestateagents.co.uk](http://www.millerhendryestateagents.co.uk)

First and foremost - **your interests**



10 Blackfriars Street Perth PH1 5NS

E: [Perthproperty@millerhendry.co.uk](mailto:Perthproperty@millerhendry.co.uk) • T: 01738 630222 • F: 01738 451283



Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.