



**Premier
Properties**
Perth



14 Woodriffe, Cupar, KY14 6DJ

Offers Over £89,950

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Upon entering, you are welcomed by a spacious entrance hallway that leads to a bright and airy lounge, ideal for relaxation or entertaining guests. The well-appointed kitchen and dining room provide a functional space, while a convenient shower room adds to the practicality of the layout. A staircase leads to the attic floor, where the second bedroom awaits, offering a private sanctuary.

The flat benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, the property boasts a good-sized private garden, currently laid to lawn, complete with a patio area perfect for summer gatherings. A charming summer house adds an extra touch of allure, making it an ideal spot for relaxation or hobbies.

Conveniently located, this property offers easy access to transport links, making commuting a breeze. On-street parking is readily available for residents and visitors alike. Viewing is highly recommended to fully appreciate the charm and potential of this lovely flat.

- Two double bedrooms
- Double glazed
- Gas central heating
- Private garden with patio
- Stunning River Tay views
- Quiet residential area
- Easy transport access
- Viewing recommended



