



**Premier
Properties**
Perth



13 Tay Street, Cupar, KY14 6AL

Offers Over £85,000

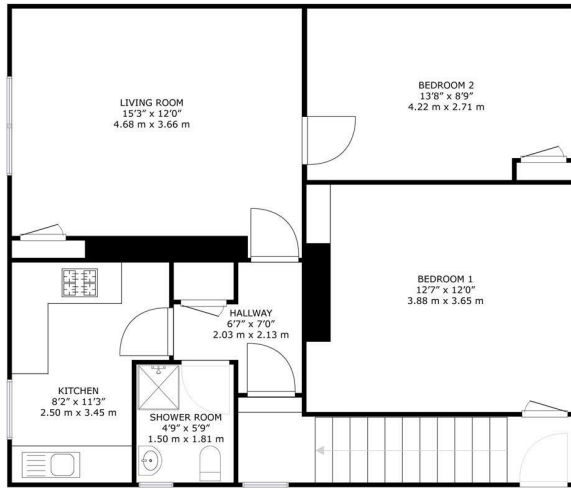


The flat boasts a spacious layout, providing ample living space throughout. Upon entering, you are welcomed by a generous entrance hallway that leads to a well-proportioned lounge and fully fitted kitchen. The two bedrooms are comfortably sized and there is a shower room.

Heating is provided via gas central heating and the windows are double glazed throughout. On-street parking is available at the front of the property, while a private rear garden offers a lovely outdoor space for enjoyment and leisure.

Newburgh is ideally situated on the Fife regional border with Perth, providing a peaceful yet connected lifestyle. With local amenities and scenic surroundings, this flat is a wonderful place to call home. Do not miss the chance to view this appealing property, which combines comfort, convenience, and potential in one attractive package.

- Spacious 2-bedroom flat
- First floor apartment
- Generous living space
- Gas central heating
- Private rear garden
- On-street parking
- Double glazed windows
- Easy access to M90
- Near Perth & Cupar
- Ideal for first-time buyers



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GROSS INTERNAL AREA
TOTAL: 787 sq.ft, 73.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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



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