





A wonderful opportunity to purchase this first floor 2 bedroom apartment located in an elevated position commanding stunning views over the Firth of Tay.

The property benefits from being situated in quiet and tranquil location, with extensive tiered garden grounds, heated pool, 2 x summer houses and 2 x greenhouses with the most wonderful views. Viewing is a recommended to appreciate both, location, views, accommodation and outside space on offer.

Private external stairwell, entrance hallway which gives access to all accommodation and a small access hatch gives access to the partially floored attic space providing storage, open plan lounge with modern breakfasting kitchen and views, 2 bedrooms and a bathroom with coloured suite.EH/DG.

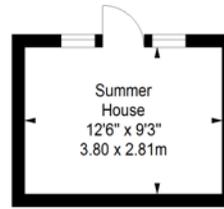
Externally there is a shared walkway that leads to the rear, then accessing a timber gate the walkway leads to the stairwell to the property and to the stone built semi detached outbuilding ideal for storage, to the side of the garden a shared walkway also gives access to the neighbours garden ground. The garden ground with the property consists of the following, planted sections incorporating and array of plants with a decent sized paved seating area with summer house which is supplied with power and light and a round heated pool (included within the sale), this area is ideal for relaxing or entertaining, this in turn leads to a section with 2 green houses(also included within the sale), the next section of land commands the most stunning uninterrupted views with a walkway to a rear garden gate that can be accessed from the adjacent road and has a second timber summer house(also included within the sale) there are a few planted sections ideal for plants or vegetables. EPC Rating - E.



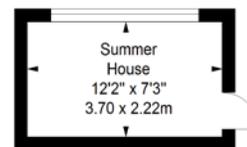




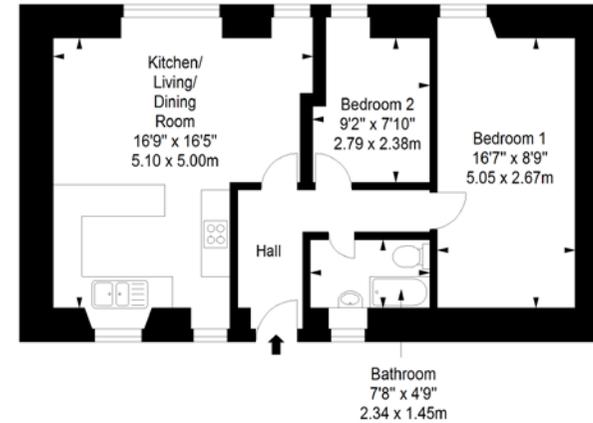
Summer House
Approx. 10.6 sq. metres (114.1 sq. feet)



Summer House
Approx. 8.2 sq. metres (88.2 sq. feet)

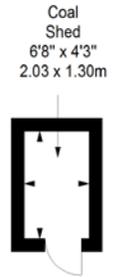


Ground Floor
Approx. 55.2 sq. metres (594.2 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

Coal Shed
Approx. 2.6 sq. metres (28.0 sq. feet)



Newburgh, Cupar

Appealing to the commuter there is straightforward access onto arterial roads linking to the M90 motorway system linking to the cities of Perth, Dundee and Edinburgh. The town has a wide selection of local amenities, many within a comfortable walking distance from the dwelling these include, convenience stores, schools, parks, riverside walks, social and recreational facilities all within close proximity to this dwelling.

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.