



## 5 Shorehead, Newburgh

Cupar, Fife KY14 6BH



Thorntons Property | 49 Bonnygate Cupar KY15 4BY | 01334 656564 | cuparea@thorntons-law.co.uk www.thorntons-property.co.uk



### Summary

This two-bedroom, one-bathroom lower villa is quietly situated in the coastal town of Newburgh, just 30 minutes' drive from the cities of Perth and Dundee. It is a charming home, brimming with traditional character and offering useful internal and external storage. The homely interiors include a south-facing living room with an open fire and a contemporary classically styled kitchen featuring a spacious dining area, an open fire and external access, leading out to a private garden area and a communal drying green and border. There is also the convenience of unrestricted on-street parking.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

- Quiet coastal town location
- Traditional lower villa
  with characterful period features
- Bright entrance hall with a store
- South-facing living room with an open fire
- Attractive dining kitchen with garden access
- One double bedroom with fitted wardrobes
- Versatile second double bedroom
- Bright bathroom with shower-over-bath
- Private rear garden area with a store (plus a shared store)
- Unrestricted on-street parking
- Gas central heating system



## Floorplan

Shared Store

Approx, 7.2 sq. metres (77.5 sq. feet)

Shared Store 9'7" x 8'1" 2.93 x 2.47m

Garden Store

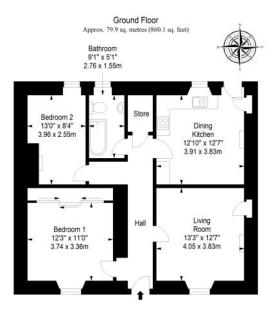
Approx. 2.1 sq. metres (22.6 sq. feet)

Garden Store

6'9" x 3'6"

2.07 x 1.07m

# Thorntons The right way to move



Total area: approx. 89.2 sq. metres (960.2 sq. feet)

# Our Branches

#### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@thorntons-law.co.uk

#### ARBROATH

165 High Street, Arbroath, DD1 1DR 01241 876633 arbroathea@thorntons-law.co.uk

#### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA 0131 663 7135 bonnyriggea@thorntons-law.co.uk

#### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD 0131 297 5980 edinea@thorntons-law.co.uk

#### CUPAR

49 Bonnygate, Cupar, KY15 4BY 01334 656564 cuparea@thorntons-law.co.uk

#### DUNDEE

Whitehall House, 33 Yeaman Shore Dundee DD1 4BJ 01382 200099 dundeeea@thorntons-law.co.uk

#### FORFAR

53 East High Street, Forfar, DD8 2EL 01307 466886 forfarea@thorntons-law.co.uk

#### MONTROSE

55 High Street, Montrose, DD10 8LR 01674 673444 montroseea@thorntons-law.co.uk

#### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA 01738 443456 perthea@thorntons-law.co.uk

#### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR 01334 474200 standrewsea@thorntons-law.co.uk

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



ThorntonsPS