



Offers Over £185,000
9 Cornhill Street



DELMOR

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Cornhill Street

Newburgh, Cupar, KY14 6BN

This stunning beautifully presented period Semi-detached Villa which has been improved and upgraded to an exceptionally high standard. It stands within a quiet street and is within a short walk to shops and a host of other amenities. There are wonderful views from the rear over the Tay estuary and beyond. The Ground level is the impressive hall, two Double Bedrooms and the attractive refurbished Shower Room while upstairs is a beautiful Lounge with original cornice, superb fitted kitchen complete with all white goods and Garden Room which has under floor heating and over looks the lovely enclosed garden which is a natural Sun Trap. Viewing strictly by appointment.





Ground Level

Entry Hallway

Good quality front door opens into an impressive hall which gives access to both bedrooms and the shower room. There is a large understairs storage cupboard, quality laminate floor and stair case rises to the upper floor.

Bedroom One

A very good sized bedroom with window formations over looking the front and rear of the property give plenty natural light. The rear facing window enjoys stunning views over the surrounding area. There is a fitted wardrobe offering various storage solutions, there is also a wall mounted tv that would be included with the sale. Note this room was originally two smaller rooms combined and would be possible to reinstate them if required.

Bedroom Two

A further double bedroom again on the front of the property with window formation over looking the Cornhill Street itself. Door opens into a very large walk in cupboard which offer substantial amounts of storage and houses the central heating boiler.

Shower Room

Very attractive modern shower which has been upgraded to a very high standard. A rear facing frosted glass window provides light and ventilation. The shower room is equipped with two piece suite, comprising; wash hand basin and low flush WC with period style high level cistern. Large walk in fully tiled shower compartment with stainless steel rainfall style shower head and wall mounted hand held shower head. Chrome ladder towel rail.

Upper Level

Upper Landing

Landing gives access to the Lounge, Kitchen and Garden Room. Hatch complete with Ramsay ladder leads to the attic space. Quality laminate flooring.

Lounge

This is a stunning room with two front facing windows and a window to the rear, together making the room extremely bright. The rear facing window enjoys stunning views over countryside to the river Tay and Dundee. Quality laminate floor, dado rail and an attractive fire place housing an electric 'Coal' effect fire. Original cornicing and central ceiling light.



Breakfasting Kitchen

Very attractive recently upgraded modern breakfasting kitchen equipped with an abundance of wall and floor storage units, drawers, wipe clean work surfaces with an inset one and a half sink with mixer tap and drainer and two person breakfast bar. Electric oven, four burner hob and extractor fan, large traditional larder as well as a further shelved cupboard. Integrated automatic washing machine, dishwasher and fridge freezer.

Garden Room

Garden Room opens from the landing into a bright room absorbing plenty natural light from the sliding double glazed patio doors leading to the garden. Extensive wood panelling to the walls and ceiling with spot lighting. Benefitting from under floor heating and further door opens to a utility cupboard.

Utility Cupboard

Access to this is off the garden room and offers substantial storage and currently houses a tumble dryer. Window offers light and there is also a vent allowing the use of the tumble dryer in this space.

Gardens

Garden is a particular feature of this property, enclosed with a combination of high fencing and walls making it extremely private. Gate leads to the street and a substantial sized garden shed. The garden is beautifully laid out with lawn, paved paths and raised beds. This area is a natural sun trap.

Glazing and Heating

Double glazing and Gas Central Heating

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.



APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

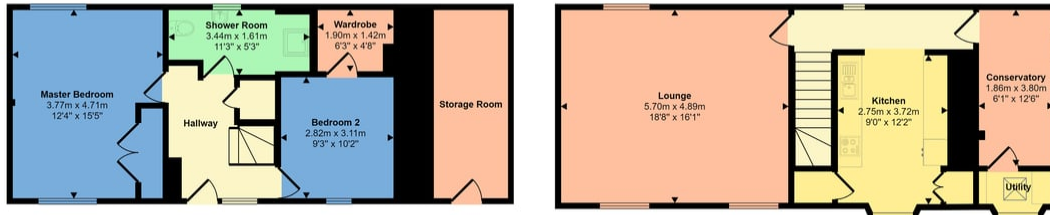


FREE VALUATION

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Approx Gross Internal Area
119 sq m / 1282 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 250.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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