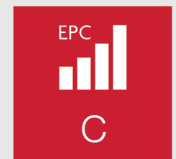
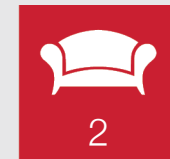




Thorntons 
The right way to move

Auld Kirk, 148, High Street

Newburgh, Cupar, Fife,
KY14 6DZ





The Auld Kirk is a remarkable Church conversion, beautifully upgraded with a classical contemporary finish. It is centrally located in the coastal town of Newburgh, within a 30-minute drive of Perth and Dundee, with unrestricted on-street parking directly outside. This unique four-bedroom, two-bathroom home boasts two impressive triple-aspect living spaces, one open-plan to the kitchen with access to a lovely garden, offering picturesque views of the River Tay. The layout could support multi-generational living or income-generating options, such as a holiday let or business premises.



The inviting arched entrance opens via a porch into the drawing room - a stately, high-ceilinged room filled with natural light and characterfully enhanced by solid-wood flooring, wainscoting, wall panelling, and decorative plasterwork. This stunning space features a homely feature fireplace and, to one corner, an optional kitchen space area a sink already in situ. Also on ground level are two double bedrooms, two interconnected, and a luxurious principal suite including a fitted walk-in wardrobe and an en-suite bathroom with a roll-top bath and separate shower.

Features

- Beautiful, detached Church conversion
- Entrance porch
- Impressive drawing room (with option to add a kitchen)
- Large, open-plan living/dining room and kitchen with two garden entrances
- Principal suite with walk-in wardrobe and four-piece bathroom
- Three further double bedrooms
- Shower room on the garden level
- Spacious, practical utility/laundry room
- Garden-level hall with storage and external access
- Enclosed south-facing front garden and north-facing rear garden with river views
- Unrestricted on-street parking
- Gas central heating and double glazing



"A spacious and adaptable layout that could accommodate multi-generational living or the income stream of a holiday let."





Downstairs, at garden level, a light and airy two-part hall (with storage and external ramp access) leads into the open-plan living/dining room and kitchen, a vaulted area featuring a cosy log burner and two sets of sliding glazed doors that create a seamless connection to the garden. The charming kitchen has an AGA, a freestanding electric cooker with a hood, and an upright fridge freezer.

Completing this floor, off the hall, are a double bedroom, a shower room, and a large utility room with an under-counter washing machine and tumble dryer.

Outside, the leafy, sun-drenched garden serves as an idyllic haven for relaxation. It is fully enclosed and features a seating deck to enjoy tranquil river views. The front of the property includes an enclosed garden and conveniently unrestricted on-street parking.

Extras: The sale includes all fitted floor and window coverings, standard light fixtures, and kitchen/utility room appliances.





Newburgh, Fife

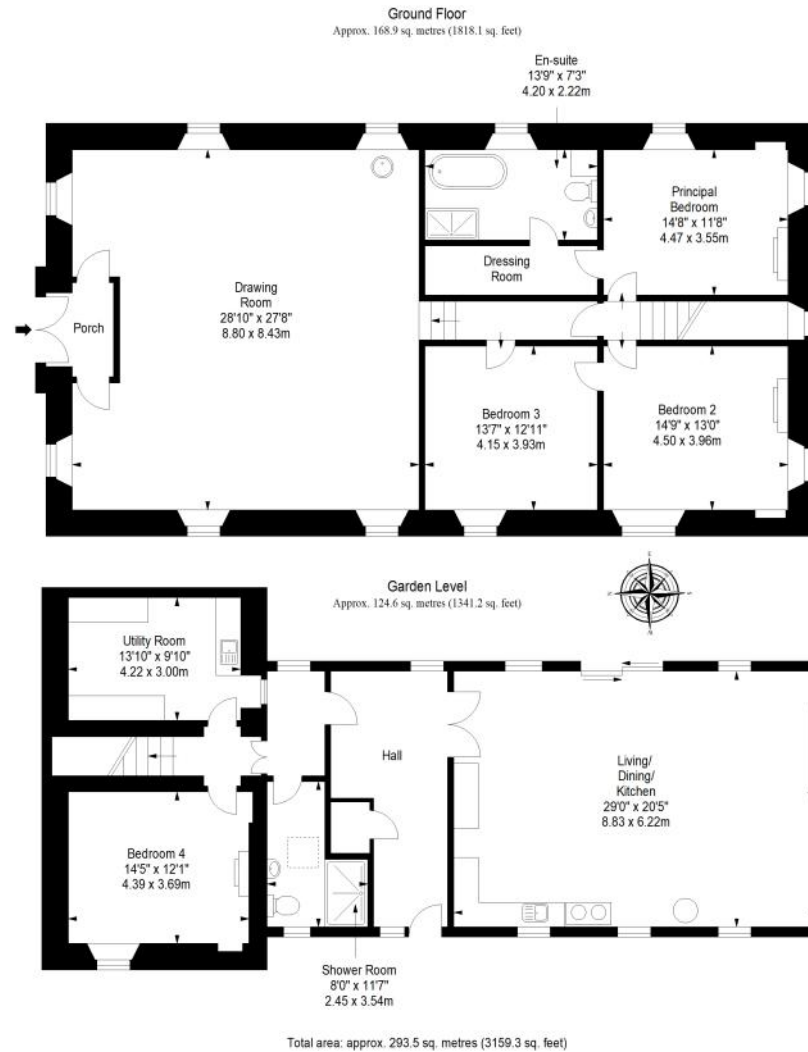
Newburgh is a royal burgh in Fife, set on the south shore of the River Tay. The town has a long history of fishing and industrial heritage and was given royal burgh status in 1266 by King Alexander III of Scotland, and its biggest employer is now quarrying, with many residents commuting to nearby towns and cities, which is made easy owing to the close proximity of major road links, excellent bus links, and a train station within driving distance in Ladybank.

Newburgh boasts excellent everyday amenities, including convenience stores, independent retailers, craft and gift shops, a pharmacy, a doctor's surgery, a Post Office, cafés, and coffee shops. More extensive shopping is available in the surrounding towns and nearby Perth, where gyms, leisure pools, and further recreational facilities can also be found.

Residents of Newburgh who enjoy the outdoors are spoilt for choice with nearby parks and the River Tay, whilst the burgh also lies on the picturesque Fife Coastal Path.

Schooling is catered for at pre-school and primary level at Newburgh Primary School, followed by secondary education at Bell Baxter High School in Cupar. Some of the area's fine independent schools are also easily accessible from Newburgh.

Floorplan



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

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@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

CUPAR

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

DUNDEE

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

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@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
montroseaa@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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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