



Thorntons 
The right way to move

Ardenmohr Abernethy Road

Newburgh, Cupar, Fife, KY14
6DS





Summary

Situated in the Coastal Town of Newburgh just 30 minutes from Dundee and 20 minutes from Perth. This imposing period villa offers a generous and versatile detached family home and idyllic gardens that are south facing with elevated river views across the river Tay. Featured are four spacious bedrooms and a study /bedroom. A four-piece modern bathroom with a handy store. Two elegant bay fronted reception rooms, a study with a balcony and a wonderful sunny contemporary dining kitchen with timeless classical finish with garden access and a family room. An unrestricted car park, across the road from the property, also offers off-street parking. Extras All fitted floor coverings and light fittings will be included in the sale.

Features

- Charming detached double-fronted period villa
- Storm porch, vestibule and a spacious hall with storage
- Living room with wood burning stove
- Formal dining room with storage
- Large bright dining kitchen, views and access to south facing rear garden
- Three double bedrooms one with storage
- One spacious single bedroom
- Study/bedroom with river facing balcony
- Generous enclosed gardens, south facing to the rear
- Unrestricted off-street car park near home
- Gas central heating and partial double glazing



“The airy interiors enjoy a charming blend of period character, tastefully subtle décor, and sympathetic modern additions.”







"This impressive period home is nestled in well-tended gardens with stunning elevated views across the River Tay."



Floorplan



Total area: approx. 223.0 sq. metres (2400.4 sq. feet)



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