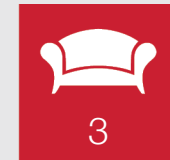




Thorntons 
The right way to move

Johnstonfield Newburgh

Cupar, Fife
KY14 6JG





Nestled in unspoilt countryside with stunning views, this charming four-bedroom detached cottage offers idyllic seclusion while remaining conveniently close to local towns and city attractions in Perth and Dundee, both accessible in under 30 minutes by car. The extended property features a bright and versatile interior, family-oriented with multiple bathrooms and living areas. It sits on a generous wraparound plot with outstanding private parking and secluded gardens.

The home is accessed through a bright, floor-tiled porch/sunroom with practical built-in cupboards and space for comfortable seating. From the porch, an internal hall leads to the kitchen via a study, both laid with durable tiling. The study includes storage, while the kitchen offers lovely countryside views and a seated breakfasting area. Attractive wood-toned cabinetry and ample counter space are paired with an oil-fired Rayburn cooker, a fitted two-ring hob fired by gas bottles, and a freestanding fridge, dishwasher, and washing machine. The kitchen leads to two connected reception rooms, creating a perfect arrangement for gathering as a family or with guests.

Features

- Scenic rural setting, close to amenities
- Versatile interiors with neutral décor
- Extended traditional detached cottage
- Entrance porch/sunroom with storage
- Hall with bright study area
- Bright breakfasting kitchen with access to:
- Sunny dining room open to:
- Dual-aspect living room with external access and wood burner
- Four double bedrooms (two with storage)
- Two bathrooms with shower-over-bath (one in the principal suite)
- Expansive secluded gardens
- Large private driveway and detached double garage
- Oil-fired central heating and double-glazing



"The spacious detached family home offers a desirable blend of country living with proximity to local towns and city attractions."





Both reception rooms are filled with natural sunlight and consist of a pine-floored dining room and a comfortably carpeted living room featuring a cosy wood burner and external access.

Adjoining the living room is the principal suite consisting of a spacious carpeted bedroom with storage and a bright bathroom including a shower-over-bath and a bidet. The remaining three bedrooms, all carpeted doubles, are located at the opposite end of the property and are served by a second bright bathroom with a shower-over-bath. Two of these bedrooms are south-facing and feature decorative fireplaces, with fitted storage in one room. The property has full double glazing, oil-fired central heating, and immersion water heating.

Outside, the plot has right-of-way access via a lane from the main road - maintained by the neighbouring farm. Private parking is provided with a generous gravel driveway and a detached double garage, which includes a workshop with power. The expansive lawned gardens offer exceptional privacy, bordered by woodland and pastoral land.

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

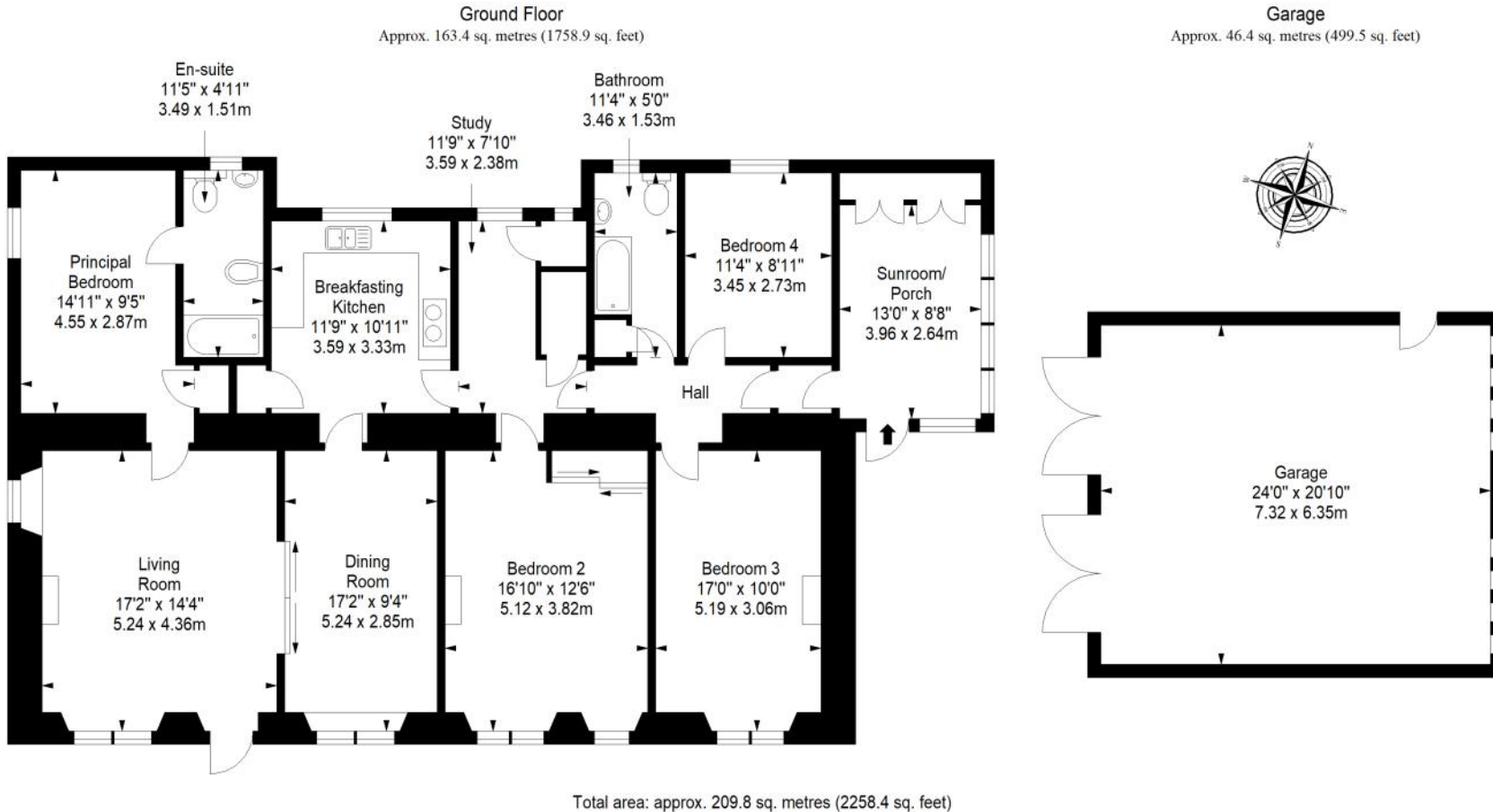




Newburgh, Fife

The property lies a short drive from Newburgh, a royal burgh 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. Its biggest employer is now quarrying, with many residents commuting to nearby towns and cities - made easy owing to the 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 preschool and primary levels, including Dunbog Primary School close to the property, 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





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