



**Thorntons**   
The right way to move

11 York Place  
West Shore Road

Newburgh, Fife, KY14 6BD





## Summary

Situated close to the River Tay with stunning views and sunsets upriver to the mountains beyond, this two bedroomed, modern ground floor flat is situated on a very quiet cul-de-sac, with easy parking, leading down to the river itself. There are lovely walks from the house including the Fife Coastal Walk and a large park opposite the main door. Local shops, school, transport links and community facilities are all within walking distance.

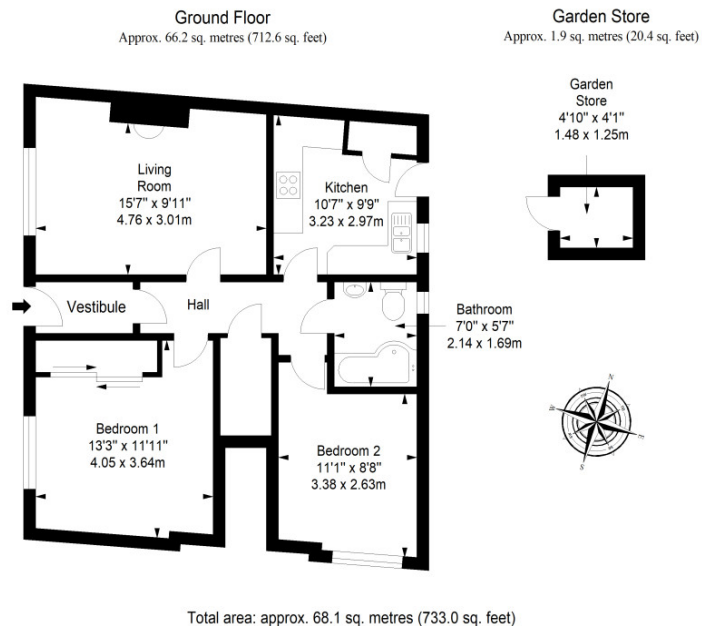
Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Main-door lower flat in Newburgh
- Situated next to the River Tay and adjacent to parkland
- Entrance vestibule and hall with large, walk-in cupboard for extra storage
- Elegant, west-facing living room with fireplace and lovely views
- Attractive kitchen with storage and external access
- Two good-sized double bedrooms (one with a built-in wardrobe)
- Three-piece bathroom with shower-over-bath and towel radiator
- Shared rear garden with small private section
- Access to unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan



## Our Branches

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