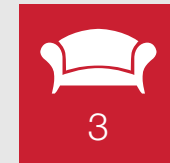




Ardenmohr Abernethy Road

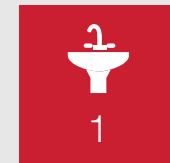
Newburgh, Cupar, Fife
KY14 6DS



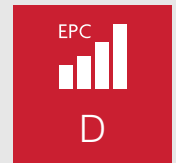
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Conveniently located on an elevated plot on the outskirts of Newburgh, this unique and truly charming period detached villa provides generous and versatile accommodation whilst offering uninterrupted views over the river Tay. Ideal location for commuting to Perth around 20 mins and Dundee around 30 mins drive. The property is being presented to the market in well maintained condition whilst being immaculately presented throughout in neutral tones. Accommodation is very flexible and can be utilised independently depending on lifestyle and requirements.

Accommodation consists of 2 statement receptions rooms (sitting room and dining/tv room), recently upgraded bright modern dining kitchen with ample space to accommodate all appliances, 3 double bedrooms, 1 single bedroom, study/office with balcony, work room/family room and an upgraded and modern 4-piece bathroom with storeroom providing an abundance of storage. Externally the garden ground is mature, generous and fully enclosed. Adjacent to the property is ample off-street parking.

Extras: all fitted floor coverings and light fittings will be included within the sale. Curtains available by separate negotiation.

Features

- Delightful detached double fronted period handsome villa.
- Storm porch, vestibule & spacious hall with storage.
- Welcoming living room with wood burning stove.
- Impressive dining room/tv room with storage.
- Bright and spacious contemporary Kitchen/Diner with access to rear garden.
- Three generous double bedrooms, 1 spacious single bedroom.
- Study/office/bedroom5 with balcony overlooking river Tay.
- Idyllic well-proportioned south facing rear garden.
- Gas central heating and partial double glazing.
- Viewing is highly recommended to appreciate the superb accommodation on offer.



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





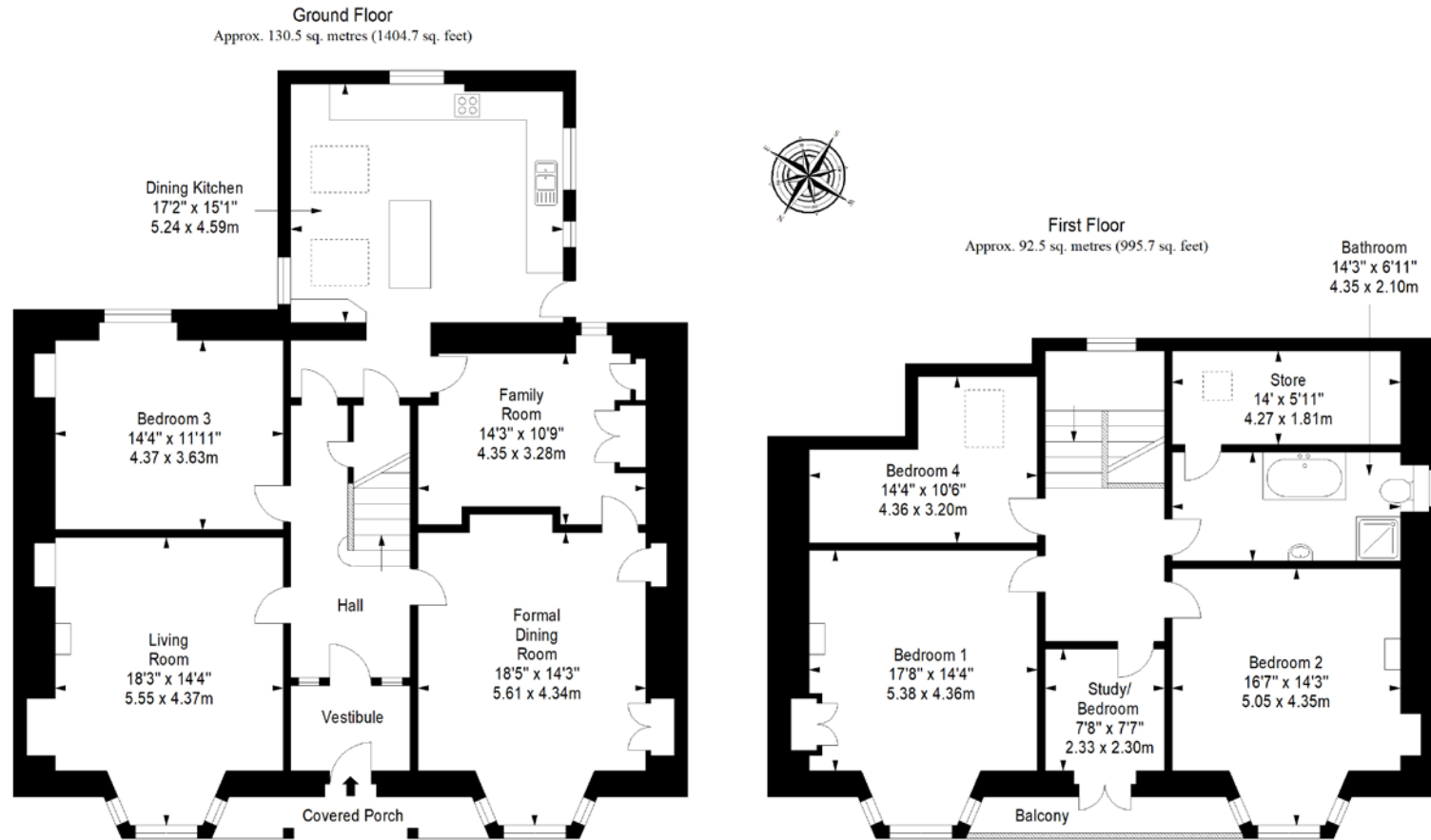




“This impressive period home is nestled in well-tended gardens with stunning elevated views across the River Tay”



Floorplan



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



Thorntons

The right way to move

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