





2 Mugdrum Place, Newburgh

2 Bedroom Mid Terraced Villa Located in a Popular Residential Estate within Newburgh. The property benefits from being set back from the main road whilst being in a quiet cul-de-sac style setting. There are well proportioned room sizes, good sized rear garden benefitting from an abundance of sunshine, great location for the commuter and there is also no forwarding chain. The property does require some internal upgrading. Viewing is recommended.

The accommodation comprises: Entrance hallway with built in storage cupboard and stair leading to upper accommodation, bright lounge with dual aspect windows and a fireplace with electric fire and ample space for table and chairs, fitted kitchen with free standing white goods that will be included within the sale (washing machine, fridge and electric cooker) and there is a doorway leading to the rear garden. The upper landing has a hatch which gives access to a partially floored roof space with a fixed loft ladder and provides storage which could be developed if required, subject to necessary planning consents. On the first floor there are two good sized double bedrooms with built in cupboards and a shower room which is fully tiled. The rear bedroom has a pleasant view across rooftops towards the river. DG. Electric Storage Heaters.

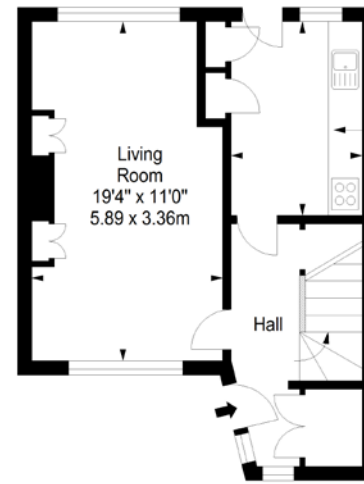
Externally the front garden is laid to lawn with paved walkway leading to the main entrance of the property and planted borders. The rear garden is also laid to lawn again with a planted border, there is also a timber shed and a greenhouse that will be included within the sale.

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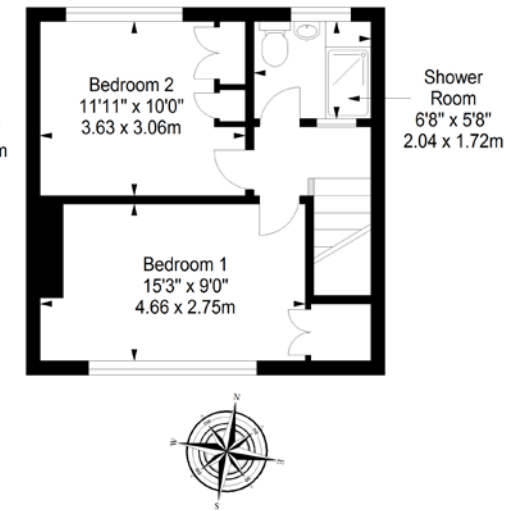




Ground Floor
Approx. 38.4 sq. metres (413.3 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.7 sq. feet)

Area

Appealing to the commuter there is straightforward access onto arterial roads linking to the M90 motorway system linking to the cities of Perth, Dundee and Edinburgh. The town has a wide selection of local amenities, many within a comfortable walking distance from the dwelling these include, convenience stores, primary school, parks, riverside walks, social and recreational facilities.