



Thorntons 
The right way to move

Whinpark, Mount Pleasant

Newburgh, Fife, KY14 6DG

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Summary

An exciting opportunity has arisen to purchase this two-bedroom, two-bathroom detached bungalow with a wealth of living space, alongside a separate, self-contained one-bedroom annexe, offering an ideal opportunity for multi-generational living or creating an additional income through renting. It could also be used as a studio. The properties have gas central heating and double glazing, and they enjoy a tranquil position on the edge of Newburgh, with stunning open views over the Tay Estuary. They are within easy reach of local amenities such as shops and other everyday essentials, a primary school, and transport links across Fife and to Perth. Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached bungalow and separate self-contained annexe in Newburgh
- The bungalow comprises:
 - Large, south-facing living room
 - Airy kitchen with external access
 - Dining room and separate conservatory
 - Study/flexible living space
 - Two double bedrooms (one en-suite)
 - Bathroom with roll-top bathtub
 - Large double garage with extensive storage
- The annexe comprises:
 - Open-plan kitchen, living, and dining room
 - A conservatory
 - Double bedroom with en-suite shower room
 - Large integrated double garage
- Mature gardens with open views



"This bungalow and self-contained annexe offers a unique opportunity for the new owner to utilise in a number of different ways."





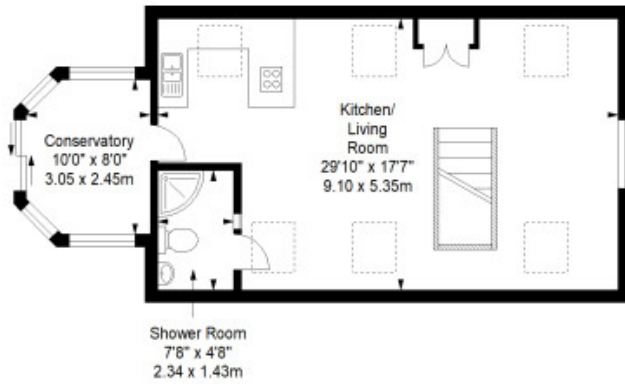


"The home enjoys an elevated position with wonderful open views, and it lies within easy reach of Newburgh's amenities."

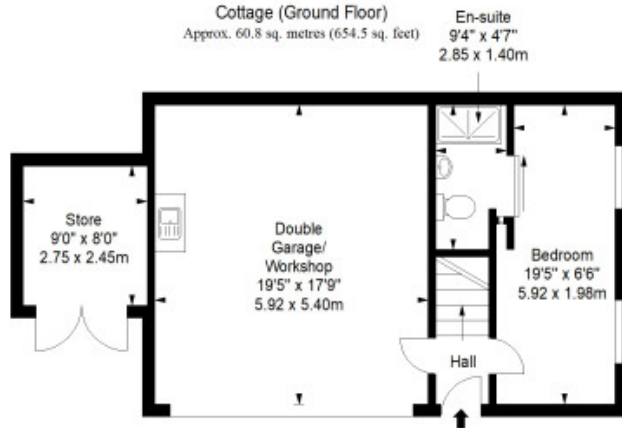


Floorplan

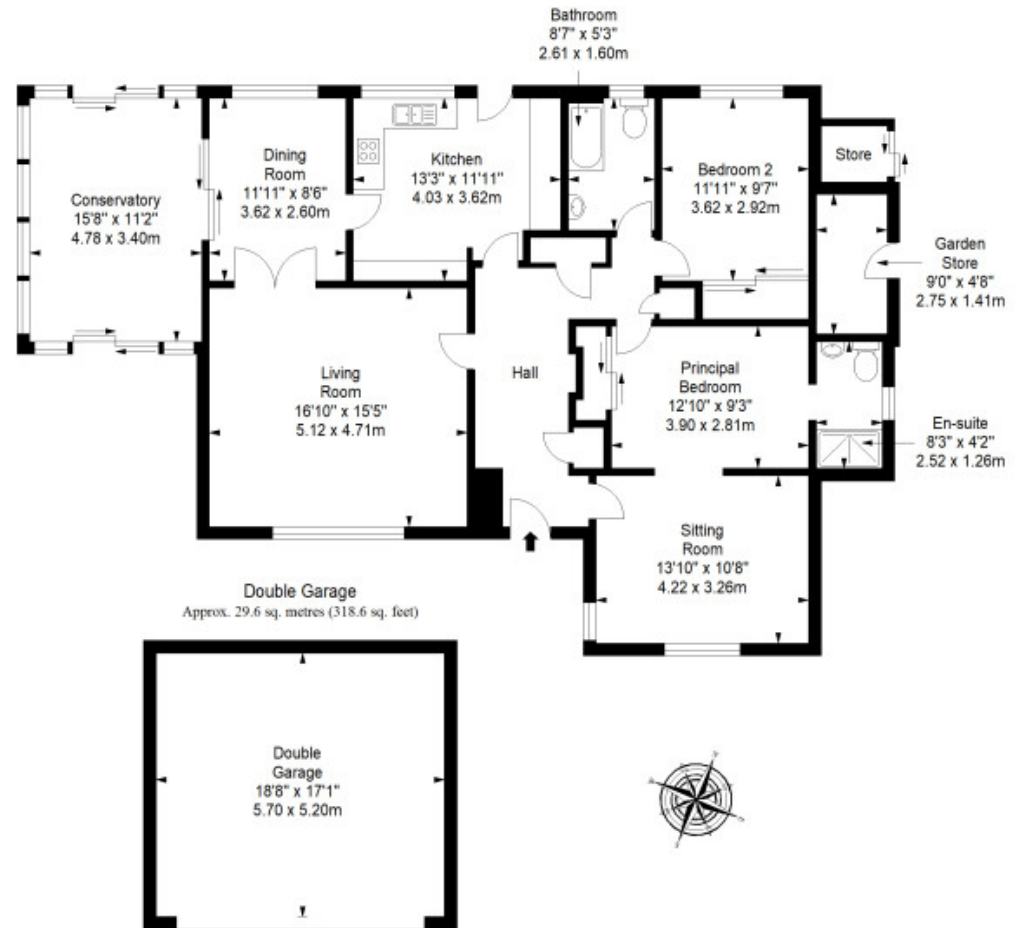
Cottage (First Floor)
Approx. 56.1 sq. metres (603.9 sq. feet)



Cottage (Ground Floor)
Approx. 60.8 sq. metres (654.5 sq. feet)



Ground Floor
Approx. 137.0 sq. metres (1474.7 sq. feet)



Total area: approx. 283.5 sq. metres (3051.7 sq. feet)



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