



THE PADDOCK
NEWBURGH, FIFE

Galbraith



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Spacious home set in 2.5 acres of woodland with outstanding views out over the River Tay.

Perth 12 miles ■ Dundee 20 miles ■ Cupar 11 miles

- 2 reception rooms. Sunroom, Conservatory. 7 bedrooms (1 en suite), 4 x WC's: 1 Bath + Shower room, 2 Shower rooms + 1 WC
- Spacious flexible accommodation
- Commanding views to the River Tay
- Delightful garden and woodland extending to about 2.5 acres
- Double garage with electric door, garden store
- Woodshed & Dog Pen
- Private driveway and generous parking area
- Lovely semi-rural situation well placed for commuters

About 2.5 acres in all

Galbraith

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 OnTheMarket



SITUATION

The Paddock is a charming home set in a peaceful and elevated position on the upper fringe of Newburgh with stunning views out over the River Tay to the Angus hills in distance. Newburgh was granted its royal charter by Alexander the Third in 1266 and its picturesque centre is a conservation area. The thriving village community provides an excellent range of local facilities and amenities including a doctors' surgery, vet, post office, mobile bank, garage, primary school, shops, pubs and cafes, together with beautiful walks along the waterfront and in the park and surrounding hills.

Situated close to the Fife / Perthshire border at the mid-point between Cupar and Perth, which between them offer a superb range of shops, facilities and services, Newburgh is also well located for accessing the golfing Mecca of St. Andrews which is no more than a twenty-five-minute drive to the east. Running close by at Bridge of Earn, the main M90 motorway network affords good access to Edinburgh, Glasgow and Aberdeen, with the resurgent city of Dundee, home to Captain Scott's ship RSS Discovery and the iconic V & A Museum approximately a 30-minute drive to the northeast.

Surrounded by some particularly fine rolling countryside, the area around The Paddock is home to an array of wildlife and presents an excellent choice for the outdoor enthusiast with walking, cycling, riding, sailing and golf all readily available. Well regarded state primary and secondary schooling is available locally with independent schooling being provided at St. Leonards in St. Andrews along with a number of highly rated schools in and around the Perth area including Craigclowan preparatory school, Glenalmond, Strathallan and Kilgraston, as well as the High School of Dundee.



The area is well served by public transport including regular bus services to St. Andrews and Perth and mainline railway stations in Perth, Ladybank and Cupar. Edinburgh airport is about one hour to the south.

DESCRIPTION

The Paddock is a bungalow dating from around 1970, which was extended circa 1984, and offers spacious and flexible accommodation on one level extending to about 291 sqm (3,136 sqft). The porch, dining room, sitting room and two of the bedrooms enjoy outstanding panoramic views to the north over the River Tay to the Angus hills in the distance. The dining room has a log burning stove and double doors open into the sitting room and the main bedroom wing on the east side of the house, which offers five bedrooms (1 en suite shower room), 1 Bathroom, a family bathroom and another WC. The accommodation on the west side of the house offers three bedrooms and a shower room. The kitchen lies at the heart of the house and connects through to a spacious conservatory.

ACCOMMODATION

Porch, dining room, sitting room, sunroom, conservatory, kitchen, 7 bedrooms (1 en suite shower room), shower room, bathroom, WC, utility room/boot room. Due to its layout The Paddock offers flexible accommodation which can be used as a main house and adjoined annexe, or alternatively separate business premises.

GARDEN AND GROUNDS

The Paddock is at the end of a quiet street and approached by a tarmac driveway, which leads to a generous parking area to the north side of the house with a double garage to the side. The house is set in significant grounds, some sloping, which extends to about 2.5 acres in all. The gardens surrounding the house are largely laid to lawn with areas of established shrubs and there is a large terrace situated off the sitting room, which enjoys a dramatic view out over the River Tay to the north. To the south side of the house is a flat area of lawn with a terrace, which can also be approached from the conservatory, sunroom, and the utility room. The mature woodland surrounding the house is sloping in areas and can be accessed by a network of mown paths. To the side of the double garage is a useful garden store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Paddock	Mains	Mains	Mains	Freehold	Mains gas	Band G	

DIRECTIONS

From Newburgh High Street turn into Hill Road and continue up the hill for about 200 m and continue under the railway bridge. Continue on Hill Road for a further 200 m and then turn left onto Livingstone Street and continue for about 400 m. The entrance to The Paddock is facing you as you drive along Livingstone Street, and entered via brick gate piers at the end of the road prior to the sweeping corner joining Anderson Street

POST CODE

KY14 6AD





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
///birdcage.tight.legwork

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

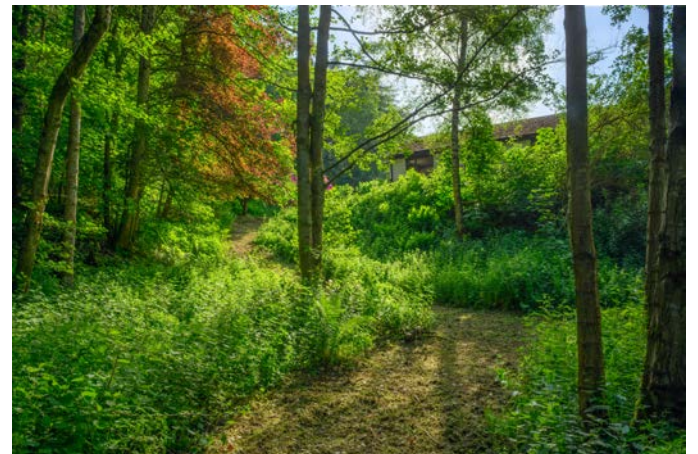
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

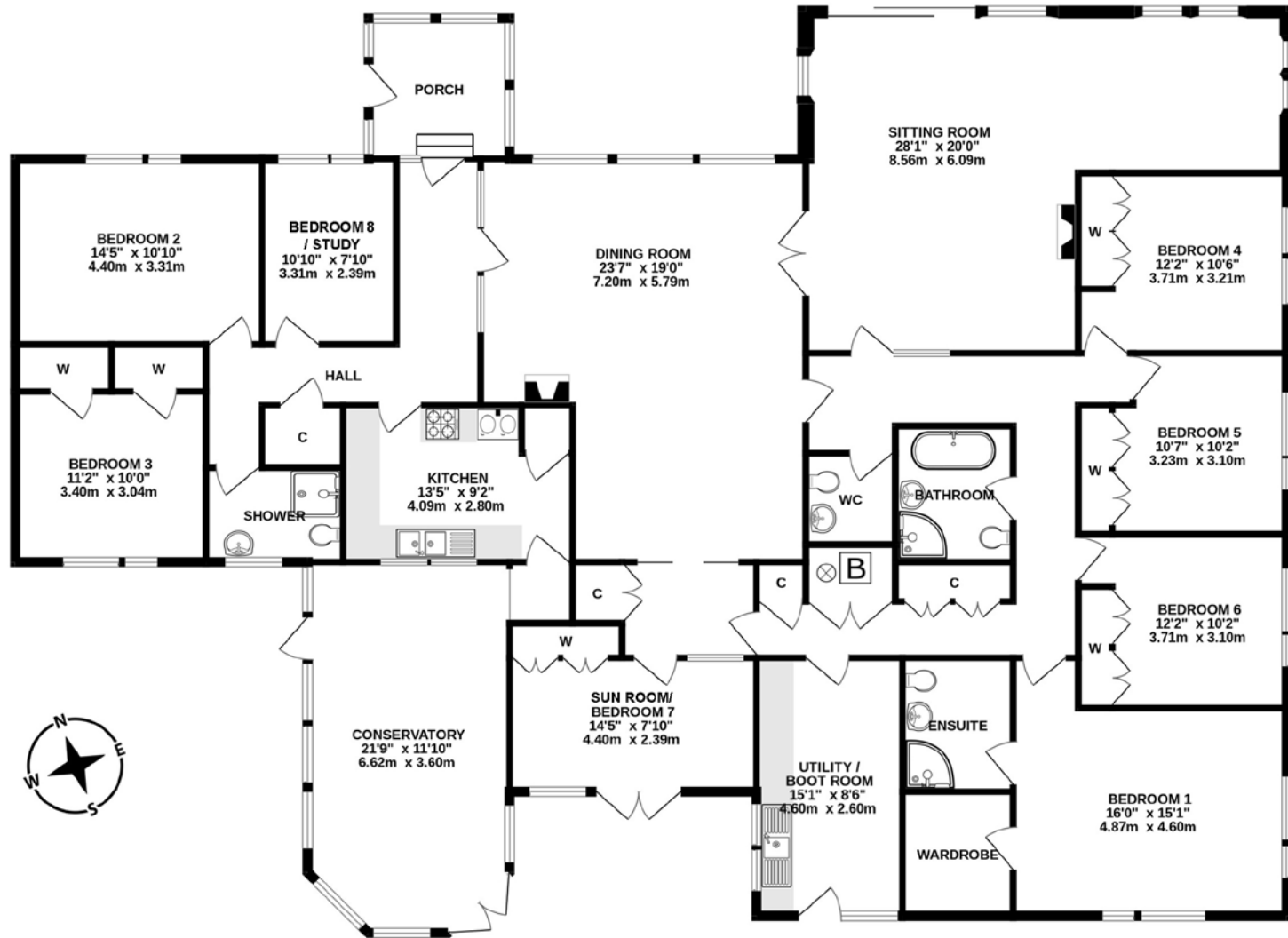
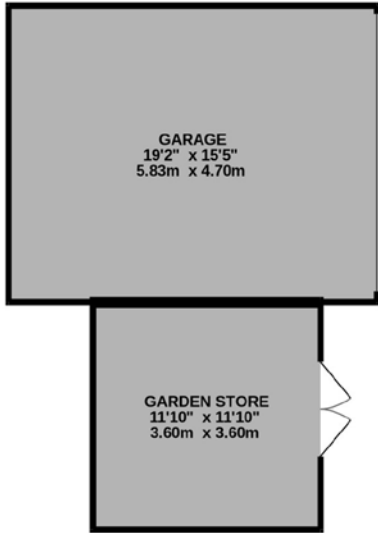
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2023.







TOTAL FLOOR AREA : 3136 sq.ft. (291.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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