



10 Tay Street, Newburgh, Cupar, Fife

Galbraith

Modernised ground floor flat in accessible location.



Perth 12 miles Dundee 20 miles Cupar 11 miles



- 1 reception room. 2 bedrooms.
- Modernised property in move-in condition.
- Gas central heating.
- Double glazed windows.
- Accessible area for commuting.
- Front and rear garden areas.
- Ideal for first time buyer or as an investment property.

Offers Over £88,000

10 Tay Street



SITUATION

10 Tay Street is situated close to the centre of Newburgh on the Tay Coast. 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.

DESCRIPTION

Number 10 Tay Street is a ground floor flat forming part of a two storey block of four dwellings situated in a residential area in the centre of Newburgh. The property is built of cavity brick and harled walls under a pitched slated roof and it is in good decorative order benefiting from double glazed windows and a modern kitchen and wet room.

ACCOMMODATION

Ground floor: Entrance hall, sitting/dining room, kitchen, 2 bedrooms, wet room.

GARDEN

10 Tay Street is approached by a shared path with an area of garden to the side as well as a wooden garden store. To the rear is further area of garden.



10 Tay Street

FLOOD RISK

Flood maps of the area can be viewed at
<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

KY14 6AL

WHAT3WORDS

To find this property location to within 3 metres, download and use
What3Words and enter the following 3 words:
//operation.scream.zoomed

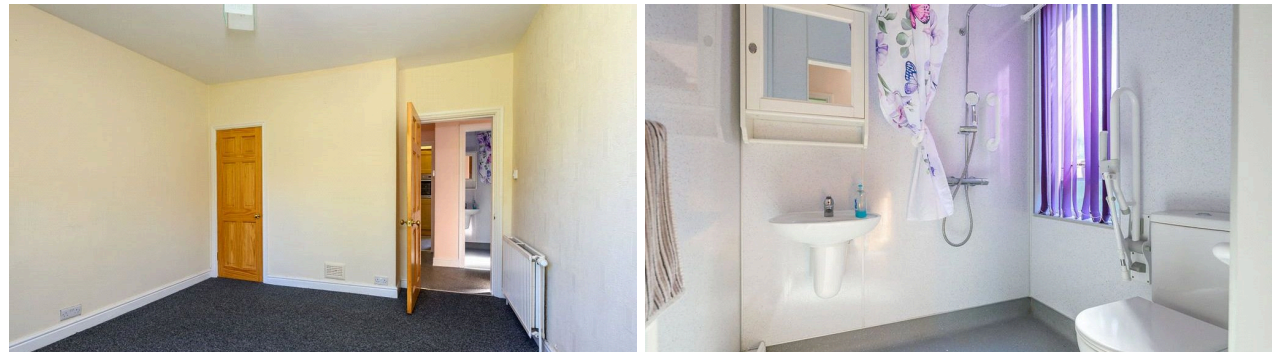
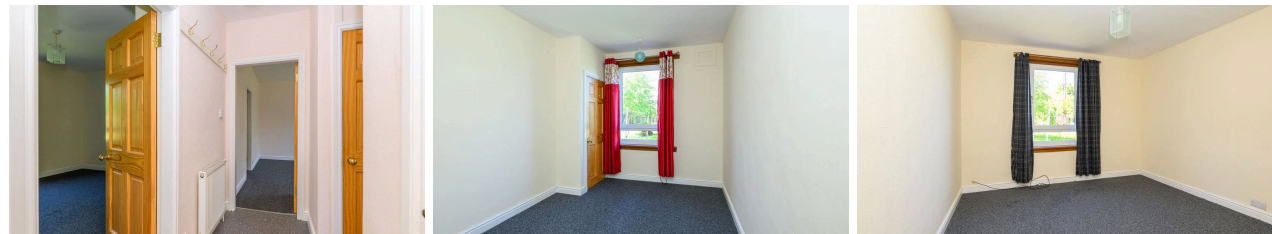
FIXTURES AND FITTINGS

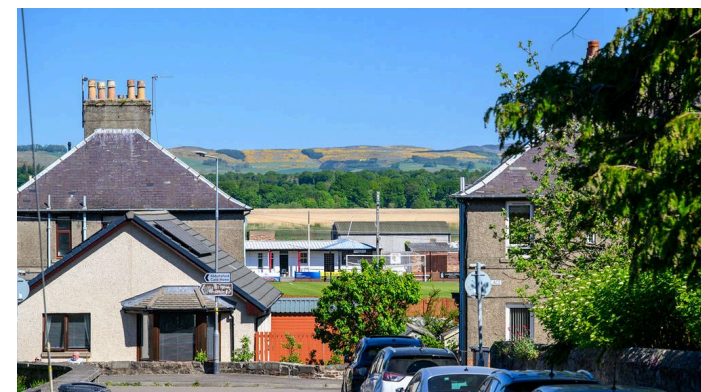
No items are included unless specifically mentioned in these particulars.

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 16/05/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



KY14 6AL



///operation.scream.zoomed

Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



Tenure

Freehold

Local Authority

Fife Council

Council Tax

A

EPC

C



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas

Internet

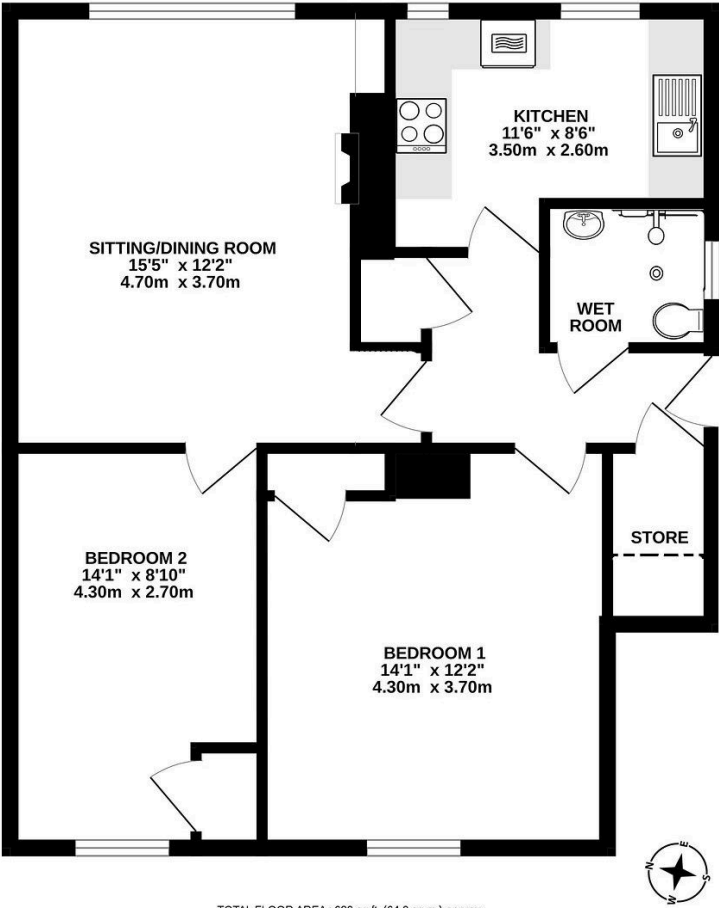
FTTC



Additional Information

Plans

Total Area: 64.0 sq m



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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.
Made with Metropix ©2025