

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**48 Main Street, Newmills, KY12 8SS**  
Offers Over £120,000 (Home Report Value £130,000)





**Spacious upper flat enjoying a partial view of the River Forth to the rear.  
Convenient location in popular village.**

**Entrance stair, Large hall, Lounge, Dining room, 3 Double bedrooms,  
Bathroom (Roll Top bath). Double glazing. Gas central heating. Good storage  
accommodation. Spacious family home. Modern decor. EPC - D.**



## LOCATION

Newmills is a small village situated approximately 5 miles west of Dunfermline, close to the historic village of Culross. There is a popular coastal walk, local shops and further amenities available in nearby villages. For commuters, there is a fast network of roads leading to both the Kincardine Bridge and Forth Road Bridges and M90 Motorway (Edinburgh/Perth) is also within easy reach. Bus services operate in the immediate vicinity.

## PROPERTY

- Private internal entrance stair
- Large hall
- Lounge
- Dining room
- Breakfast kitchen
- 3 Double bedroom (2 with BIW)
- Bathroom with shower over Roll Top bath
- Double glazing
- Gas central heating
- Superbly proportioned throughout
- Excellent storage accommodation

## ACCOMMODATION

### Entrance Vestibule

Private internal entrance stair. Storage cupboard. Door to hall.

### Hall 7.43 m x 2.39 m / 24'5" x 7'10"

Superbly proportioned hall. Doors to lounge, kitchen, 3 double bedrooms and Bathroom. French doors to dining room. 4 storage cupboards. Solid Oak floor. Access to loft. Mid.

### Lounge 4.77 m x 5.27m / 15'8" x 17'3"

A well proportioned room enjoying a view to the rear over the River Forth. Archway to dining room. Rear.

### Dining Room 2.36 m x 4.03 m / 7'9" x 13'3"

Solid Oak floor. Mid.

### Breakfasting Kitchen 3.24 m x 5.16 m / 10'8" x 16'11"

Well proportioned. Solid oak units and floor. View to rear. Rear.

### Bedroom 1 5.45 m x 3.37 m / 17'11" x 11'1"

With double built in wardrobe with sliding mirror doors. Walk in storage cupboard. Front.

### Bedroom 2 2.83 m x 5.45 m / 9'3" x 17'11"

With double built in wardrobes. Front.

### Bedroom 3 3.47 m x 5.38 m / 11'5" x 17'8"

Another good sized bedroom. Front.

### Bathroom 1.59 m x 3.36 m / 5'3" x 11'0"

The bathroom features a shower set over a Roll Top bath. Rear.

## HEATING

The property has gas central heating.

## GLAZING

The property is double glazed.

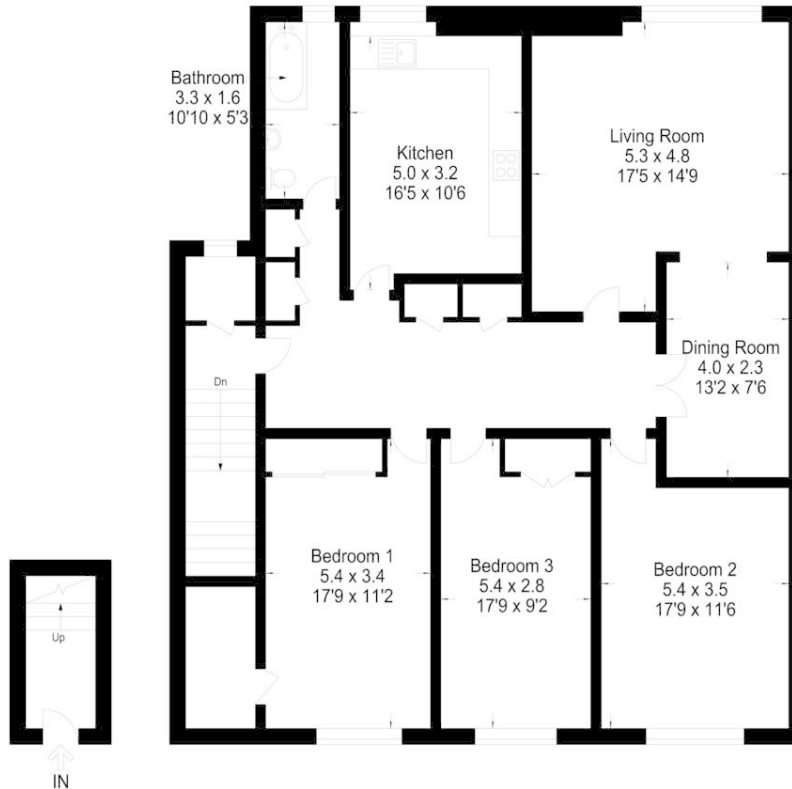
## EXTRAS

All the carpets and blinds are included in the sale price.

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.





**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2020

## VIEWING

Contact Ross & Connel on 01383 721156 or 07450982727 at weekends

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Alan Dear at Ross & Connel on 01383 721156 or [adear@ross.connel.co.uk](mailto:adear@ross.connel.co.uk)

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

**Ross & Connel,**  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: [lsmith@ross.connel.co.uk](mailto:lsmith@ross.connel.co.uk)

**espc**



**rightmove**

**s1homes.com**

**f Find us on Facebook**