

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



188 Main Street, Newmills, KY12 8SY
Offers Over £79,000



Upper maisonette flat enjoying a pleasant location with a superb view of the River Forth to the rear.

Entrance hall, Lounge, Kitchen, 3 bedrooms, Bathroom. Double glazing. Gas central heating. Shared garden to rear incorporating a parking area. Ideal starter home. Buy-to-let opportunity. EPC rating - 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/ erth) is also within easy reach. Bus services operate in the immediate vicinity.

PROPERTY

- External entrance stair
- Hall
- Lounge with feature fireplace
- Kitchen
- 3 Bedrooms
- Bathroom
- Double glazing / Gas central heating
- Shared garden to rear
- Parking area
- Ideal starter home
- Buy-to-let opportunity

ACCOMMODATION

External Entrance Stair

The property is accessed to the rear of the building and shares an external entrance stair with 1 other property. Door to lounge. Stairs to upper level.

Hall

With door to Lounge and stairs to upper level.

Lounge

The lounge features a fireplace. Attractive view of River Forth. Access to kitchen and mid hall. Front.

Kitchen 3.10 m x 2.00 m / 10'2" x 6'7"

The kitchen is fitted with floor and wall units. Front.

Bathroom 2.40 m x 1.50 m / 7'10" x 4'11"

Fitted with a white suite incorporating a shower set over the bath. Mid.

Bedroom 1 3.70 m x 3.70 m / 12'2" x 12'2"

The main bedrom has a built in storage cupboard. Rear.

Landing

With storage cupboard and access to 2 bedrooms.

Bedroom 2 4.80 m x 3.10 m / 15'9" x 10'2"

The second double bedroom is best place to enjoy the superb view over the River Forth. Front.

Bedroom 3 3.40 m x 2.40 m / 11'2" x 7'10"

The third bedroom has a deep storage cupboard. Front.

Garden

There is a shared area of garden ground incorporating a parking area.

PARKING

There is an area for parking incorporated in the garden.

HEATING

There is gas central heating.

GLAZING

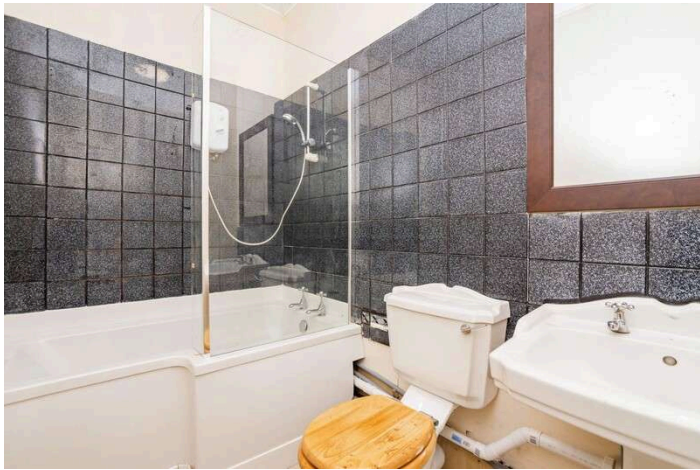
The property is double glazed.

EXTRAS

All the fitted carpets 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.



VIEWING

Contact Ross & Connel on 01383 721156

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

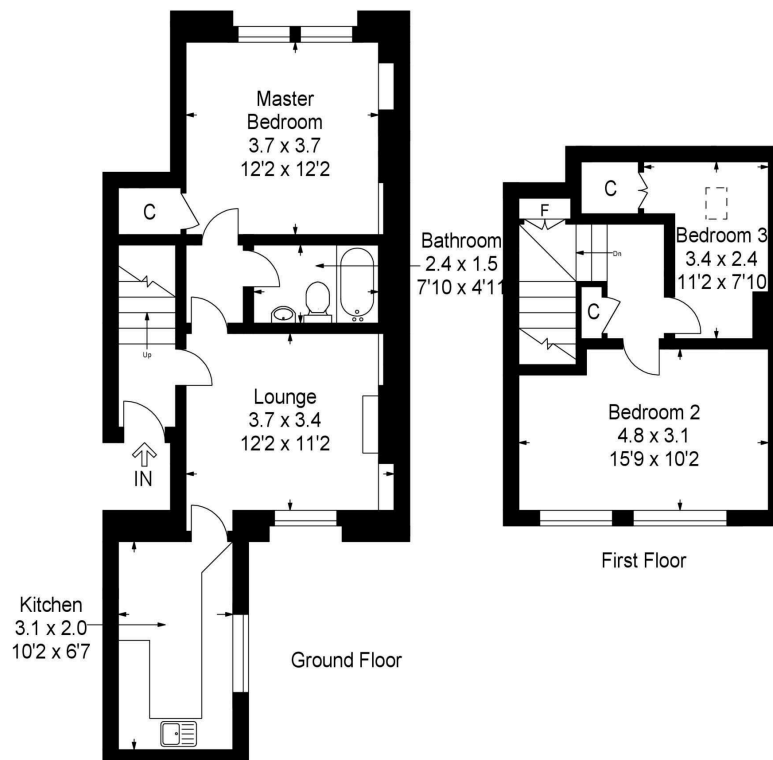
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www.rossconnel.co.uk

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.

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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)

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