



Morgans

2 MAIN STREET
LOW VALLEYFIELD, KY12 8TF
FIXED PRICE £195,000



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UNDER HOME REPORT VALUE - Beautifully presented semi detached period home, circa 1890, situated in idyllic West Fife village, offering generous accommodation over two levels. The property is charming and a credit to the present owners briefly comprising lounge, dining room, fitted kitchen, double bedroom and bathroom on the ground floor and on the upper level there are a further two double bedrooms and study together with storage/playroom and shower room. The property is double glazed with gas central heating together with private monobloc driveway giving access for several vehicles leading to garage. There are attractive gardens to the rear with seating areas and decking. Essential Viewing. EPC RATING E



SUPERB PERIOD HOME
IN IDYLIC COUNTRY
SETTING NEAR CULROSS.
IDEAL FAMILY HOME IN
WEST FIFE.

LOCATION

The property is located in the popular village of Low Valleyfield which provides local amenities of shops and schools with bus and road links taking you into Dunfermline City Centre which provides a larger selection of shops, schools, bars restaurants and public transport of bus and rail links making the area an ideal commuter base to Edinburgh, throughout Fife and East Central Scotland. The village is also well placed for access to the A985 towards Kincardine Bridge and the west. The Royal Burgh of Culross (National Trust for Scotland) lies 12 miles west of the Forth Road Bridge and is a picturesque coastal village dating back to medieval times. 16th and 17th Century Culross was a thriving community and sea port, as evidenced by the architectural style of the village and surrounding properties of the period. The village looks across the River Forth complimenting Culross' natural beauty. It benefits from a full range of local amenities, primary school, shop, post office, local pubs and of course the historical Palace and grounds. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. There is a regular and reliable bus service providing transport to other west fife villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found.

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MEASUREMENTS

LOUNGE 19'7 X 15'11
KITCHEN 10'7 X 9'5
DINING ROOM 15'1 X 13'9
BEDROOM 1 16'5 X 13'7
BATHROOM 1 9'8 X 5'7
BEDROOM 2 12'4 X 9'10
BEDROOM 3 12'5 X 9'6
STUDY 10'6 X 5'7
SHOWER ROOM 8'1 X 6'9

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom, and light fittings together with integrated appliances.

VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head north onto St. Margaret's Drive/A823. At the roundabout, take the 2nd exit onto Carnegie Drive/A907 follow the A907 onto Pittencrieff Street/A994. Passing the villages of Crossford and Cairneyhill heading towards Culross. At the roundabout, take the 2nd exit onto B9037. On exiting Newmills take the turning on the left for Culross and the property is situated on the right hand side as signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.





Approximate Gross Internal Area
156 sq m / 1679 sq ft



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Disclaimer:

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 dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID70207)

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

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