



Morgans

16 TINIAN CRESCENT
NEWMILLS, KY12 8TB
OFFERS IN THE REGION OF £110,000

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Excellent opportunity to purchase this semi detached cottage in a quiet cul de sac in the quaint coastal village of Newmills with local amenities and a primary school nearby. The accommodation comprises entrance vestibule, hall, lounge with patio doors to the decking area, kitchen with range cooker, shower room with double cubicle and two double bedrooms. The property benefits from gas central heating, double glazing, front and rear garden, detached garage with power and lighting and driveway for several cars. Viewing recommended to appreciate the accommodation on offer. EPC RATING D.

LOCATION

The property is located in the quaint coastal village of Newmills, which lies on the shores of the River Forth. The village has many facilities including shop, post office, nursery and primary schooling for day-to-day necessities. Secondary schooling is available in nearby Dunfermline where the regular bus service connects. A range of specialised shops and amenities can be found in nearby Dunfermline and Kincardine offering a larger choice for the community. For the commuter the area is central for travel for both Forth and Kincardine bridges with links to M90 motorway network. As you would expect to find in an established community there are local organisations to join, which cater for both adults and children. Superb countryside location with country pubs and eating establishments.

MEASUREMENTS

LOUNGE 15'0" x 11'1" (widest point)

KITCHEN 12'1" x 9'1"

BEDROOM 1 12'0" x 11'1"

BEDROOM 2 11'1" x 8'1"

SHOWER ROOM 8'1" x 5'0"

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west via the villages of Crossford and Cairneyhill, at the roundabout take the second exit signposted for Culross, pass through Torryburn then entering Newmills take the first turning on the right into Tinian Crescent, 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.



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.

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