



M o r g a n s

55 Pentland Terrace
High Valleyfield, Fife, KY12 8SG
Offers in the region of £63,000



55 Pentland Terrace
High Valleyfield
KY12 8SG

Keenly priced and excellent opportunity to acquire this well presented modern ground floor flat ideal for first time buyers, couples or investors. Located in a quiet village location 5 minutes from Kincardine Bridge. The property comprises: communal entrance with door entry system, entrance hall, lounge, modern kitchen, two bedrooms and bathroom. The property benefits from ample storage (two large cupboards in the hallway), gas central heating and double glazing. There is a communal garden with drying area and residents parking. Bin Store. External storage. Early entry available. EPC RATING D



LOCATION

High Valleyfield is a quiet village located approximately 4 miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh. The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities.

MEASUREMENTS

LIVINGROOM 15'1 X 14'5

KITCHEN 8'10 X 7'3

BEDROOM 1 10'2 X 9'10

BEDROOM 2 12'6 X 8'10

BATHROOM 5'7 X 5'3

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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.

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TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City centre head west via Carnegie Drive following the signs for Crossford/Cairneyhill. Continue through Cairneyhill until you come to the large roundabout and take the third exit signposted Kincardine Bridge onto the A985. Continue along this road for approximately three miles then take the turning on the left signposted High Valleyfield/Newmills. Take the second turning on the left into Woodhead Street, then right into Pentland Terrace where you will see the property on the left hand side (as signposted).

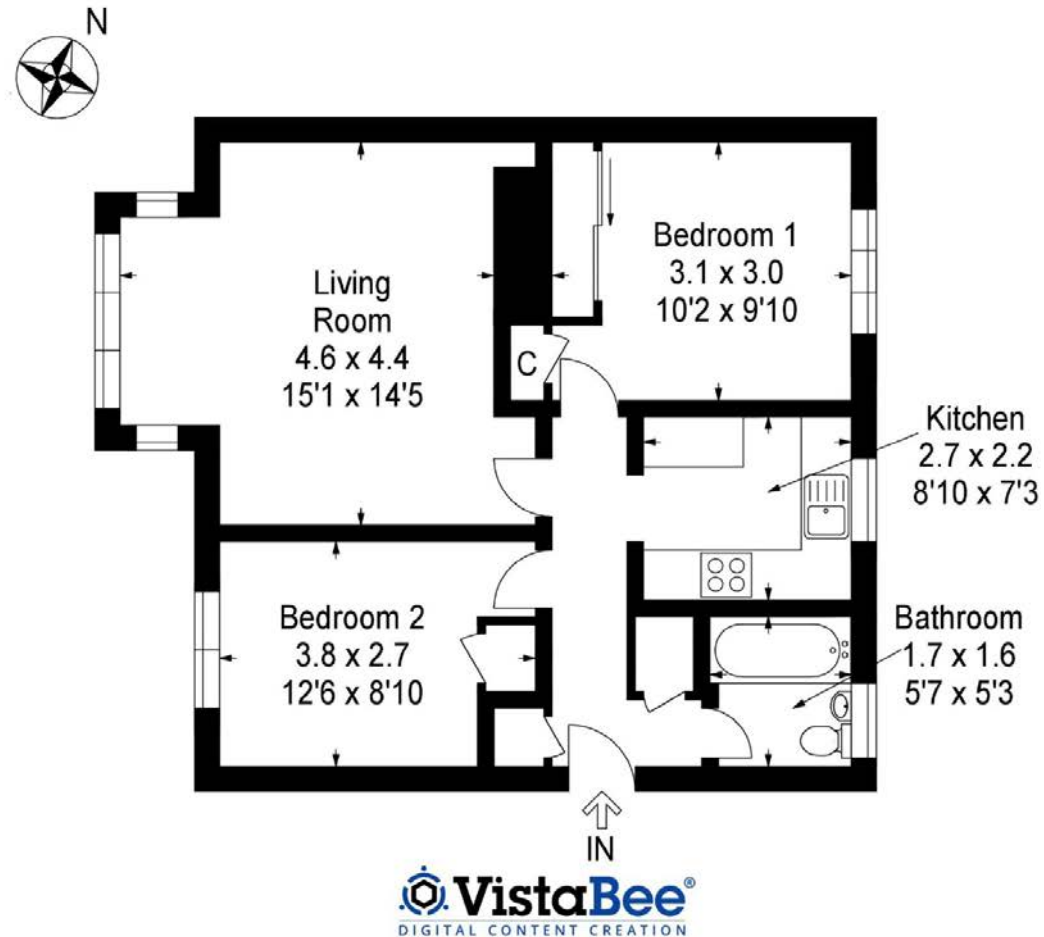
AGENTS NOTE

Factor charge for Buildings Insurance and Communal areas and lighting. Details on file.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







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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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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