

10 Viewfield Terrace, Lumphinnans, KY4 8AB
Offers Over £125,000







CLOSING DATE SET FOR THURSDAY 31ST OCTOBER 2024 @ 12 NOON - Essential Viewing. Excellent opportunity to acquire this semi detached villa in popular residential area close to all amenities and schooling. The subjects offer good living space and comprise: entrance hallway, living room, kitchen, shower room and conservatory on the ground floor. On the upper level there are two double bedrooms and wc, ample storage throughout. There are attractive gardens to the front and rear with fantastic countryside views. The property further benefits from private driveway, is double glazed with gas central heating.





LOCATION

Lumphinnans is a small village placed between the larger towns of Cowdenbeath and Lochgelly in central Fife. Lumphinnans Primary School is situated on the Main Street and hosts community events in the evenings. There are local amenities available including the Bowling Club. The larger town of Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

EXTRAS INC IN SALE / AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.

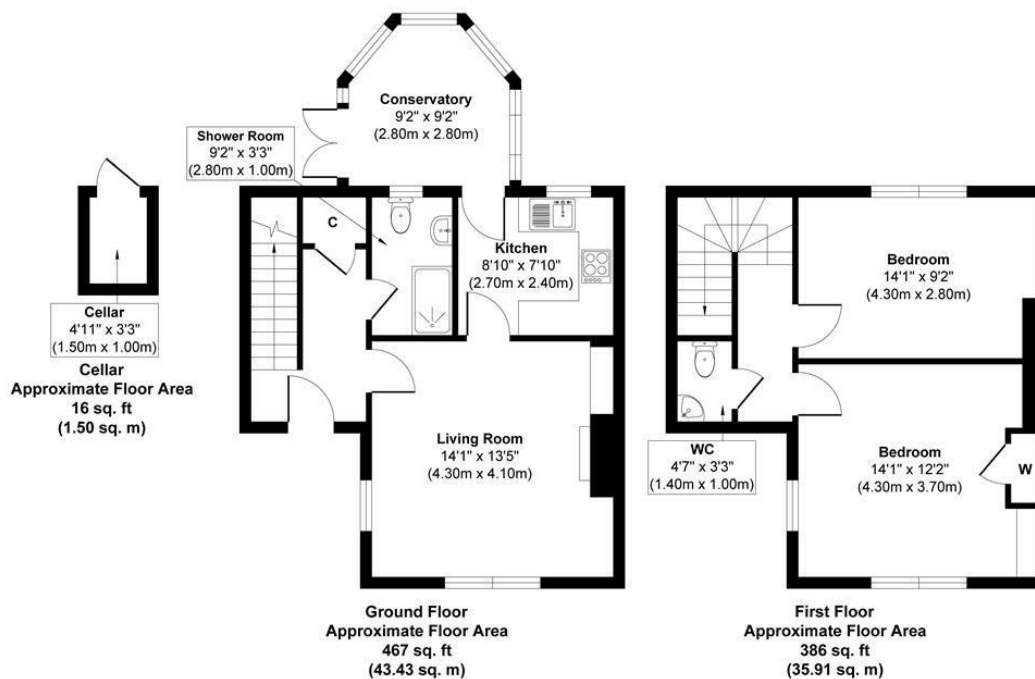
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of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







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Approx. Gross Internal Floor Area 869 sq. ft / 80.84 sq. m (Including Cellar)
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