



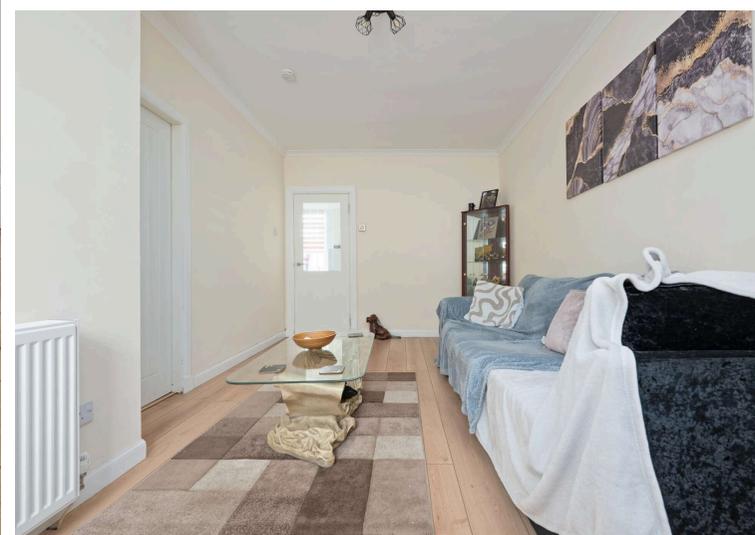
Morgans

PROPERTY

Flat 3, 184 Main Street, Newmills, KY12 8SY

Offers over £95,000







Welcome

Excellent ground floor apartment, situated in a sought after coastal village location. This property would be ideal for First Time Buyers or Buy to Let Investors and is beautifully presented, with recently upgraded throughout. The property is located on the Forth Estuary and a two minute walk takes you to the shoreline and West Fife coastal path. The property briefly comprises of entrance hallway with storage, shower room, kitchen, lounge, double bedroom and further office or box room. There is communal residents parking to the rear and ample on street parking. The property is double glazed with gas central heating and communal garden to the rear. Viewing is highly recommended.

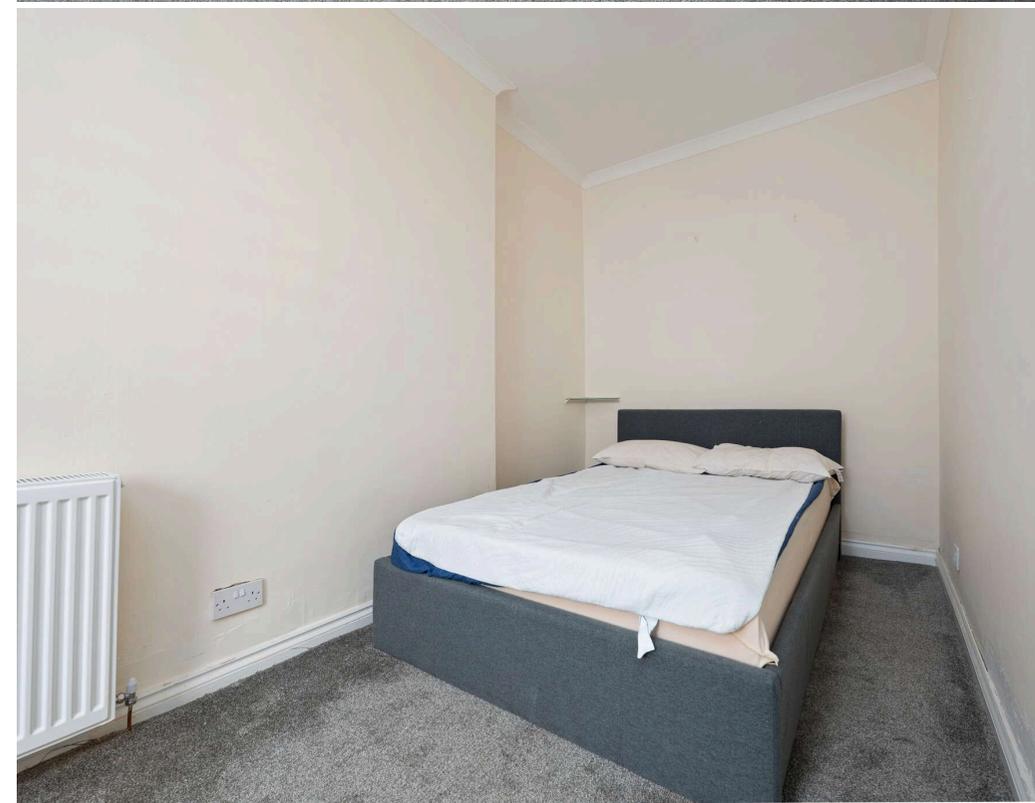




EXTRAS INC. IN SALE /AGENTS NOTE

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Newmills

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 giving commutable links into Edinburgh & Glasgow. 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 pub.

Morgans Property Package

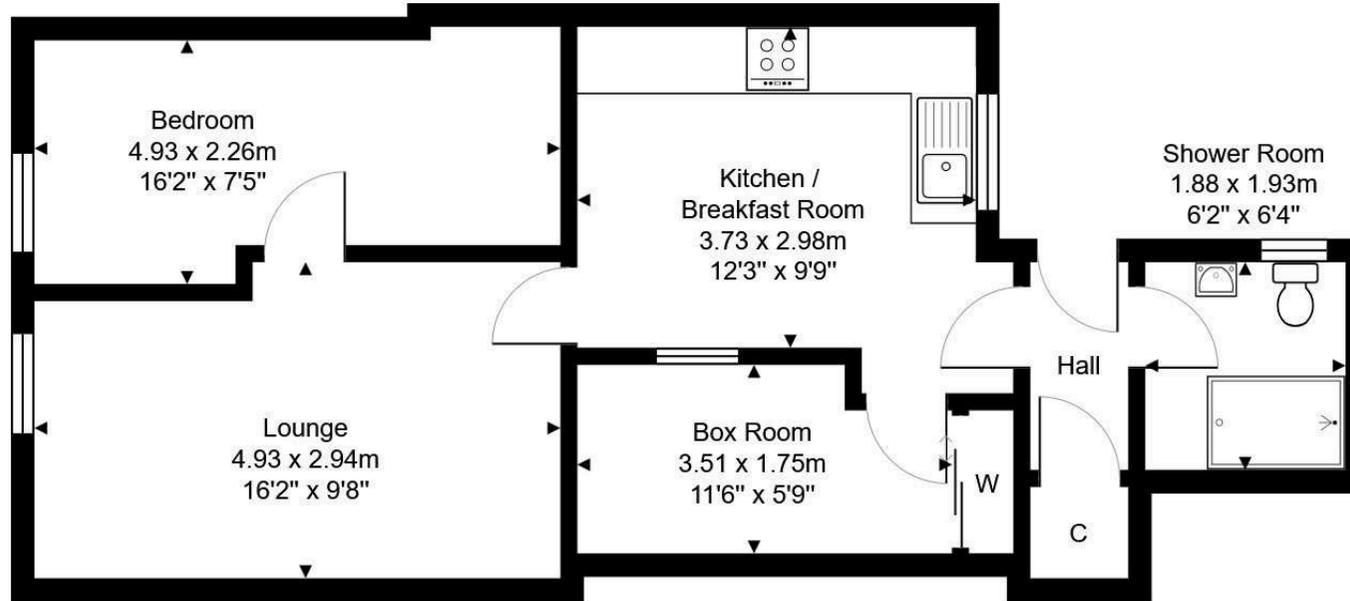
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



184/3 Main Street, Newmills, KY12 8SJ

Total Area: 51.8 m² ... 558 ft²

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.