



Morgans

PROPERTY

6 Beech Place, Low Valleyfield, KY12 8BT

Offers Over £345,000





Substantial five-bedroom detached home



Spacious lounge and separate family room



Large kitchen and dining room



EPC Rating -



Utility room and ground floor W.C.



En suite to principal bedroom



Integral garage



Council Tax Band -



Welcome

An outstanding extended four bedroom detached family home of exceptional proportions, extending to over 2,000 sq ft across two well-planned floors. Offering a rare combination of space, versatility, and comfort, this impressive property is perfectly suited to families seeking a home that truly delivers on every level. A welcoming entrance hall leads to a generous lounge and a separate family room offering flexible living spaces ideal for modern family life. The separate dining room leads to the modern kitchen, a utility room and a ground floor W.C. completes the amenities on this level. The first floor provides principal bedroom that benefits from a private en suite, while the remaining three bedrooms are served by a well-appointed family bathroom. With four double bedrooms and excellent room sizes throughout, this home offers outstanding flexibility for families of all sizes.





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.









Low Valleyfield

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. 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.

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.

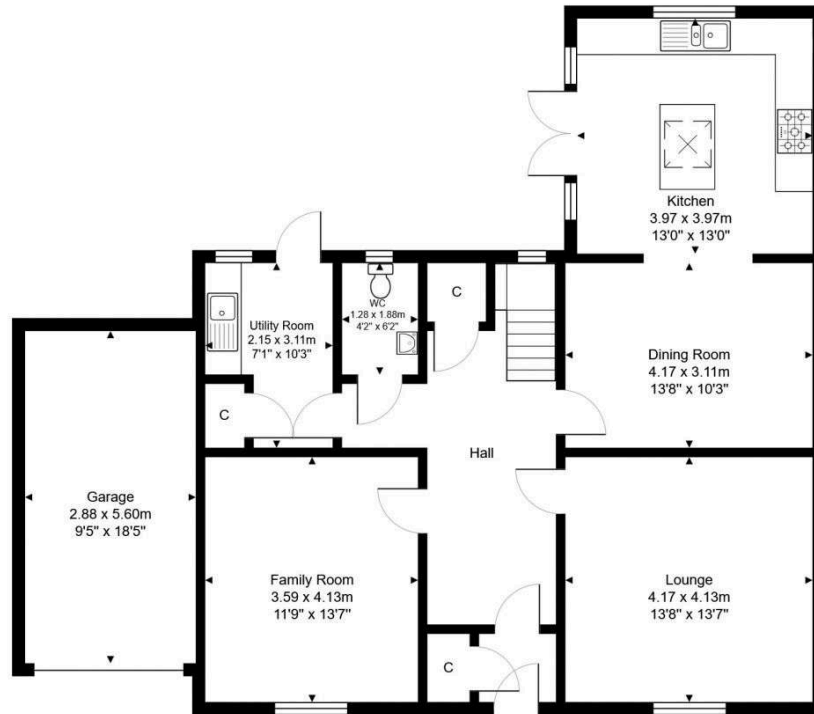


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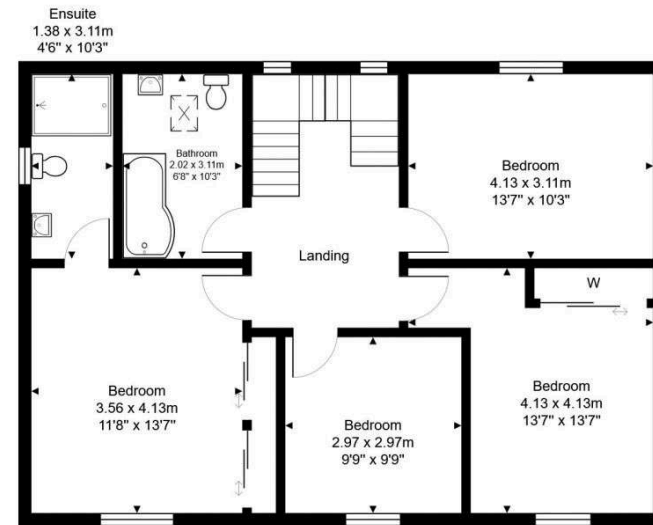
Total Area: 186.8 m² ... 2011 ft²



All measurements are approximate and for display purposes only



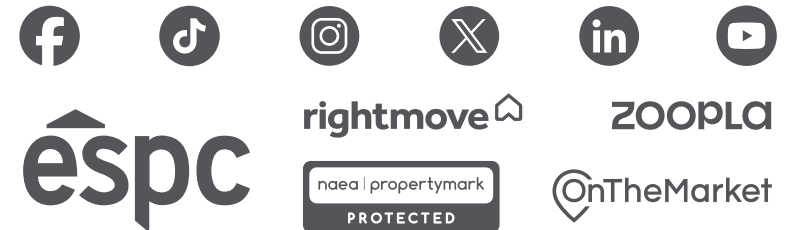
Ground Floor



1st Floor



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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.