



Morgans

PROPERTY

27 Abbey Street, High Valleyfield, KY12 8UA

Offers Over £105,000



2



1



1





Two-bedroom terraced home



First floor shower room



Large lounge/dining room



Box room / study



Fitted kitchen



Built-in storage throughout



EPC Rating -



Council Tax Band -





Welcome

This two-bedroom terraced home offers well-proportioned accommodation over two floors, suitable for a first-time buyer, small family, or investor. The ground floor provides a generous lounge/dining room and a fitted kitchen, along with two storage cupboards off the hall. The first floor comprises two double bedrooms, a box room suitable for use as a home office or small nursery room, and a shower room. Built-in wardrobe and cupboard storage is provided on the landing. Access to attic. Situated in the village of High Valleyfield, KY12 8UA, the property is within easy reach of transport links and the amenities of nearby Dunfermline.





EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.

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.





High Valleyfield

High Valleyfield is a quiet village located approximately four 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. Approximately 1 mile away is The Royal Burgh of Culross (National Trust for Scotland) which 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. The village looks across the River Forth complimenting Culross's natural beauty. It benefits from a primary school, mobile post office, local pub and of course the historical Palace and grounds. 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.

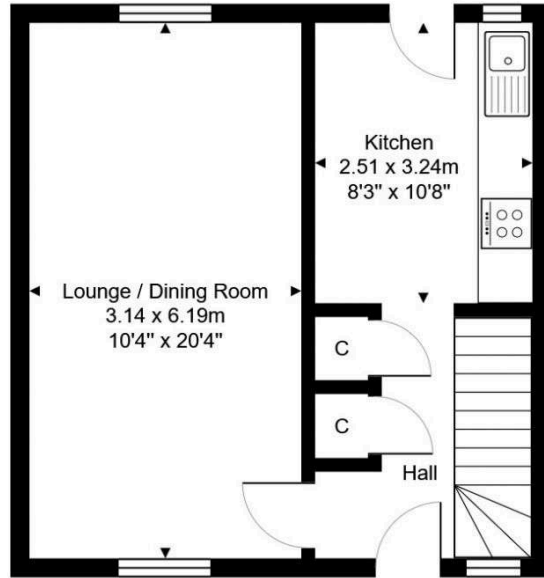


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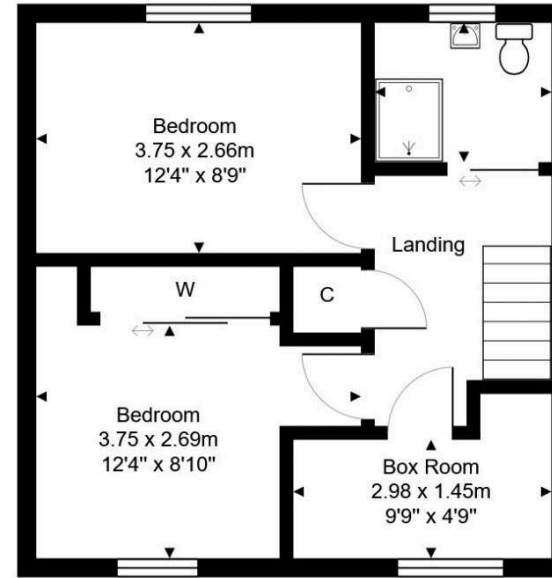
Total Area: 72.8 m² ... 784 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Shower Room
2.04 x 1.64m
6'8" x 5'4"



SOLICITORS | PROPERTY
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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.