



Morgans

PROPERTY

30 Chapel Street, , High Valleyfield, KY12 8UJ

Offers Over £105,000



2



1



1



Unl



Ent Hallway Storage



Two bedrooms plus versatile box room



20ft lounge/dining room



Shower room



Fitted kitchen



Garden



EPC Rating -



Council Tax Band -



Welcome

This well-proportioned semi detached home offers 783 square feet of accommodation across two floors in the village of High Valleyfield. The standout feature is the vast lounge/dining room, stretching to over 20 feet in length and offering excellent flexibility for both relaxing and entertaining.

The kitchen sits just off the hallway, fitted with a good range of units and space for freestanding appliances, with useful storage cupboards close by.

Upstairs, two well-proportioned bedrooms are complemented by a versatile box room, ideal as a home office, nursery, or additional storage. A modern shower room and further landing cupboard complete the accommodation. There are private gardens to the front and rear.

Located in High Valleyfield, the property is well placed for local amenities and is within easy reach of Dunfermline, making it an excellent choice for first-time buyers or small families.





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.





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

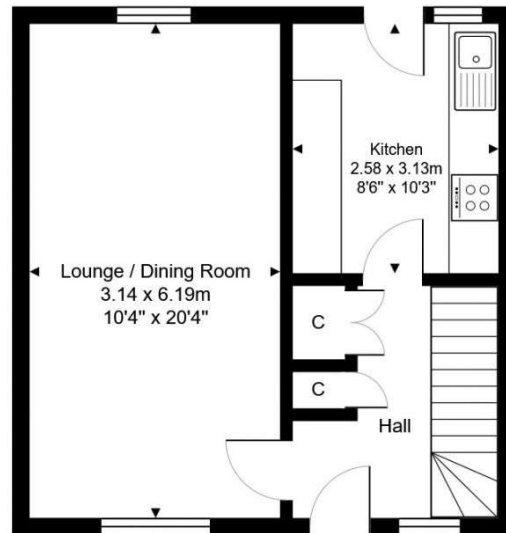
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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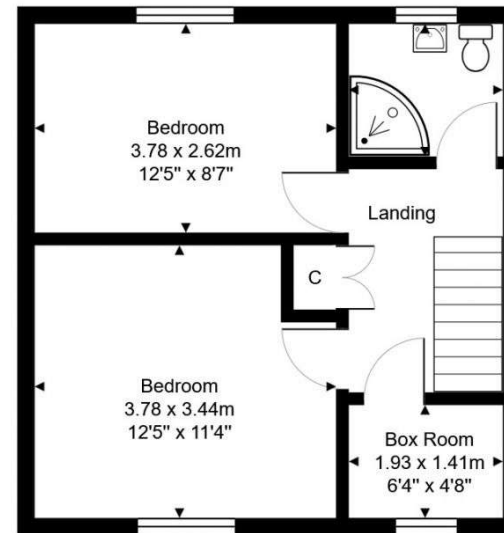
Total Area: 72.8 m² ... 783 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans

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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.