



Morgans

PROPERTY

3 Rosemill Court, , Newmills, KY12 8TJ

Offers Over £125,000



1



1



1



C



Entrance Hallway



Comfortable double bedroom



Lounge



Built-in wardrobe



Well-fitted kitchen



Modern shower room



EPC Rating - C

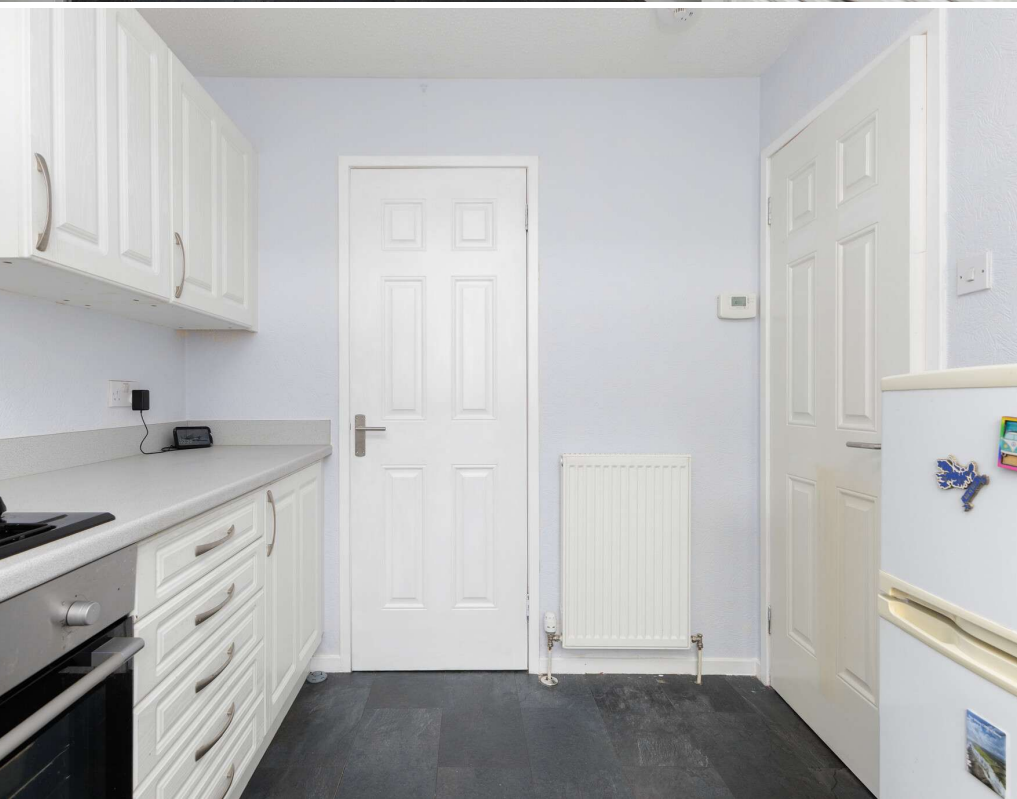


Council Tax Band - B



Welcome

This bright one-bedroom semi detached bungalow offers 534 square feet of well-planned ground-floor living in the quiet village of Newmills. A central hallway with a further storage cupboard links all the principal rooms. The lounge is generously sized, offering plenty of flexibility for relaxing or entertaining. The kitchen is well-fitted with a good range of units and space for freestanding appliances, and benefits from its own handy storage area. The bedroom is a comfortable double with a built-in wardrobe and additional store cupboard. A modern shower room completes the accommodation. There is a private landscaped and well maintained garden and off street parking. Located in Newmills, the property is well placed for local amenities and is within easy reach of Dunfermline, making it an ideal choice for first-time buyers, downsizers, or investors.





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

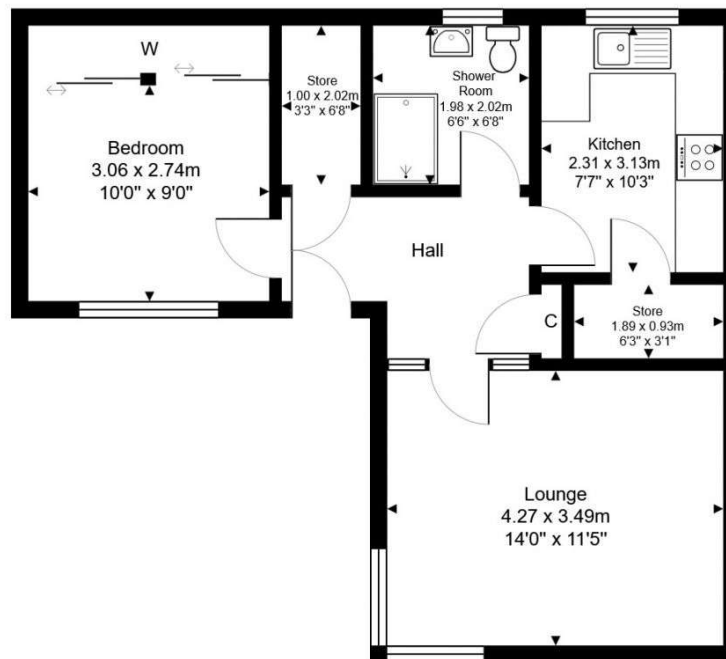
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 49.6 m² ... 534 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



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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.