



Morgans

PROPERTY

34 Sunnybraes Terrace, Steelend, KY12 9NE

Offers Over £70,000



2



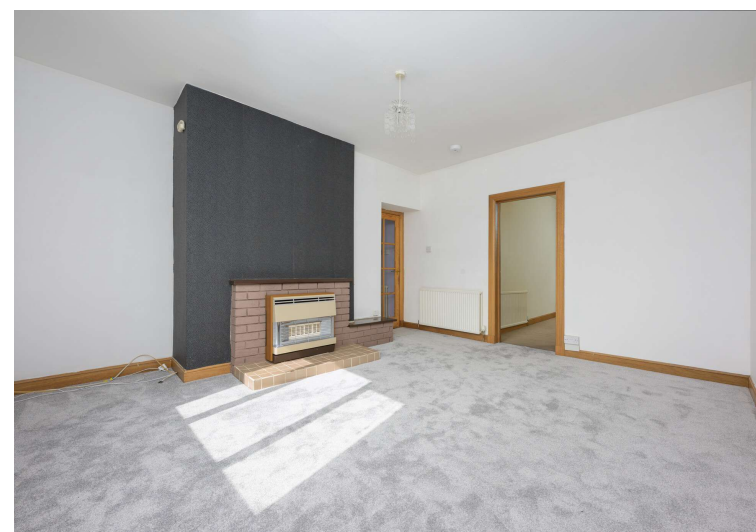
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1



D



Bright first-floor flat



Family bathroom suite



Spacious lounge



Two good-sized bedrooms



Fitted kitchen



Store cupboard and hall storage



EPC Rating - D



Council Tax Band - B



Welcome

Keenly priced is this well-presented two-bedroom flat which occupies a first-floor position in the small village of Steelend with fabulous backdrop over the hills and countryside. Offering comfortable and well-planned accommodation throughout. A private stair leads up to a welcoming hallway, with built-in cupboard storage, which in turn leads through to the main living space. The lounge is bright and generously sized, offering excellent space for both relaxing and entertaining. The kitchen is fitted with a good range of units, with space for freestanding appliances, and benefits from a handy adjoining store. Both bedrooms are well-proportioned, with the principal bedroom offering particularly generous dimensions. The bathroom is fitted with a modern three-piece suite. Attic space. Situated on Sunnybraes Terrace the property has a good sized garden offering a child and pet safe environment. Excellent purchase for first-time buyers or investors.





EXTRAS INC, IN SALE/AGENTS NOTE

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

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





Steelend

Steelend is a small ex mining village lying approximately six miles north west of Dunfermline. The subjects are situated within a well established community with local welfare club. In the neighbouring village of Saline approximately one mile west, there is a local shop and Golf Course with primary school. Saline provides ample everyday facilities. Regular transportation is available into Dunfermline itself where extensive facilities can be found such as the Kingsgate covered shopping centre, retail parks, secondary schooling, leisure services and excellent bus and railway links to the main motorway networks.

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: 70.2 m² ... 755 ft²

All measurements are approximate and for display purposes only



Ground Floor

1st Floor



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.