



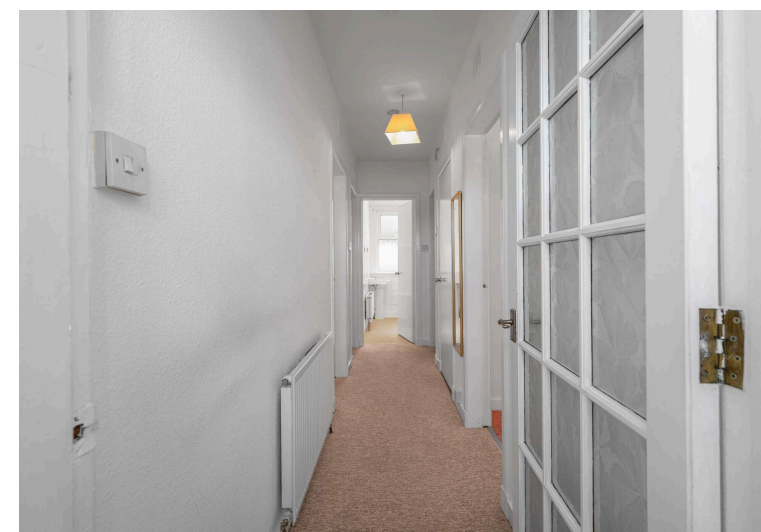
Morgans

PROPERTY

3 Oakum Bay, Newmills, KY12 8TD

Offers Over £99,950





Good sized two bedroom flat



Two well-proportioned double bedrooms



Bright 15ft living room



Principal bedroom over 12ft



Fitted kitchen with ample storage



Modern shower room



EPC Rating -



Council Tax Band -



Welcome

Rarely available in today's market is this generous two-bedroom ground floor apartment with panoramic views over the River Forth from your doorstep, living by the water at its very best with off road parking adjacent and well maintained private gardens to the rear and front garden. This home offers approximately 695 square feet of accommodation in the charming West Fife village of Newmills, ideal for first time buyers, downsizers, or investors. The bright 15-foot living room provides a welcoming space for relaxing and entertaining, while the fitted kitchen offers good worktop and storage space. Both bedrooms are well-proportioned doubles, with the principal bedroom particularly generous at over 12 feet in length. A modern shower room completes the accommodation, along with several useful storage cupboards off the hall and within the rooms. Located in Newmills, the property is well placed for local amenities and easy access to Dunfermline and the wider area, making it an excellent choice for first time buyers or those seeking a low-maintenance home.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.



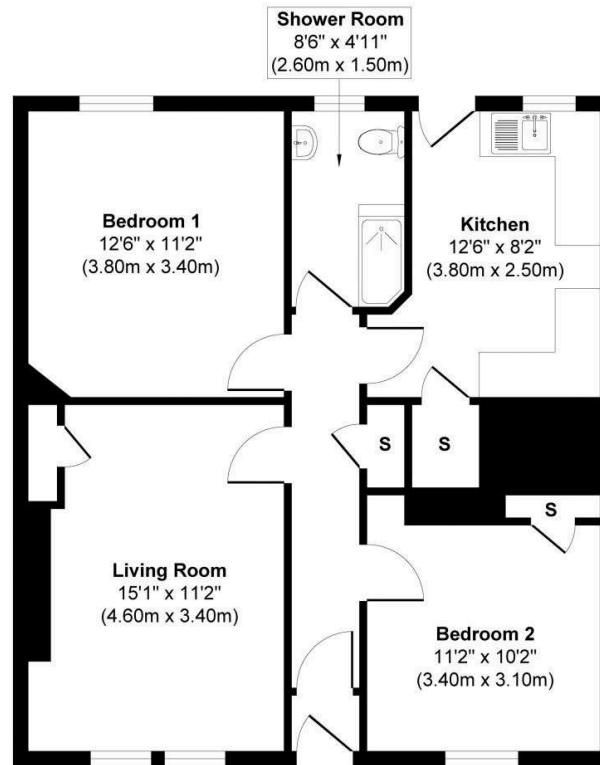


Newmills

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.



Approximate Floor Area
695 sq. ft
(64.61 sq. m)



Approx. Gross Internal Floor Area 695 sq. ft / 64.61 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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