

Morgans PROPERTY

144 Main Street, Newmills, KY12 8SY

Offers Over £95,000

2 1 1







- Apartment over two levels with sea views
- Lounge/Diner
- Separate kitchen
- EPC Rating -
- Bathroom (shower)
- 2 Double Bedrooms
- Communal Gardens /Drying green to rear
- Council Tax Band -











Welcome

This excellent two-bedroom double upper apartment offers accommodation across two floors in the coastal village of Newmills with sea views to the rear. There are large communal gardens and drying green together with residents parking. Spacious throughout and in nice condition this is ideal for first-time buyers, couples or small families. Would also be an excellent investment for investors. Communal staircase up stone steps to vestibule area and private entrance leads to the lounge, which has a window and a door through to the kitchen. A double bedroom with a window and fitted storage cupboard is on this floor. Upstairs, the landing has a storage cupboard and leads to a second bedroom with a roof window. The modern bathroom also has a shower over the bath. Located in the quiet West Fife village of Newmills, the property is well placed for the Forth and Kincardine bridges and the M90 network, making it a practical choice for commuters, first-time buyers and downsizers.







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.



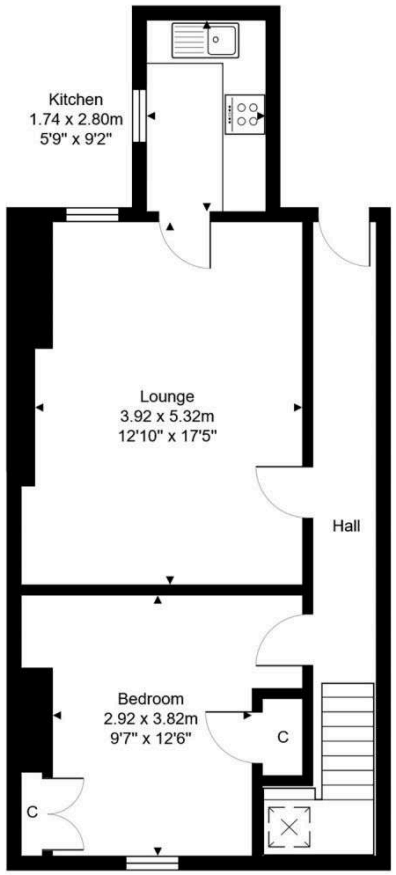
Morgans Property Package

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.

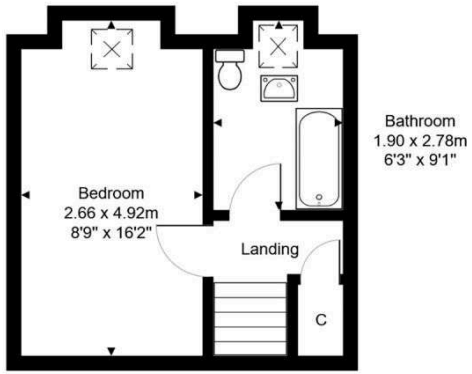
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Total Area: 74.6 m² ... 803 ft²

All measurements are approximate and for display purposes only



1st Floor



2nd Floor

Morgans PROPERTY

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.