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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**40 Main Street, Low Valleyfield,**  
**Offers Over £319,000**



Ross & Connel are delighted to bring to the market this Victorian stone built detached villa (circa 1888) enjoying a superb location with stunning and generously proportioned garden grounds to front and rear. Rarely available property type. Idyllic location. Entrance vestibule, Hall, Lounge, Family room, Dining room, Sunroom, Kitchen, Utility room. Downstairs bathroom, Landing, 3 Bedrooms, Family bathroom. Double glazing. Gas central heating. Large, beautifully maintained gardens to front and rear. Two separate driveways. Parking for many cars. Garage. Very flexible accommodation. Internal viewing is highly recommended. EPC - E. Council tax - G. Freehold.

## LOCATION

The property is located in the popular village of Low Valleyfield which has won a gold medal in the Beautiful Fife awards in 2014 and 2017 and lies 12 miles west of the Forth Road Bridge. There are bus and road links taking you into Dunfermline City Centre which provides a wide selection of shops, schools, bars restaurants and bus and rail links throughout Fife and East Central Scotland. The village is also well placed for access to the A985 towards Kincardine Bridge and the west with 20 minute bus services to Glasgow from Kincardine. This makes the location an ideal commuter base to Edinburgh or Glasgow. The nearest primary schools are less than a mile away at Culross, Torryburn and High Valleyfield. Secondary schools are in Dunfermline. Local amenities of shops, GP surgery, cafes and pubs can be found in High Valleyfield Newmills and Culross, each under a mile away. Low Valleyfield has close links with the Royal Burgh of Culross (National Trust for Scotland) which is a picturesque coastal village dating back to medieval times.

## PROPERTY - DETACHED VICTORIAN VILLA

- Entrance vestibule
- Hall
- Lounge
- Dining room
- Sun room
- Family room
- Kitchen
- Utility room
- Downstairs bathroom
- 3 Double bedrooms
- Family bathroom
- Double glazing / Gas central heating

## ACCOMMODATION

### Vestibule

Original panelled door to property. Door to hall.

### Hall

With original panelled doors to lounge, dining room, family room, Bathroom and utility room. Most attractive staircase with original cast iron spindles and wooden balustrade leads to upper level.

### Lounge 4.40 m x 3.40 m / 14'5" x 11'2"

Located to the front.

### Family Room 5.50 m x 4.20 m / 18'1" x 13'9"

The family room leads onto the kitchen. Bay window. Located to the Front.

### Kitchen 4.00 m x 2.80 m / 13'1" x 9'2"

Located to the rear.

### Dining Room 3.90 m x 3.60 m / 12'10" x 11'10"

With double doors leading to the sun lounge. Located to the Rear.

### Sun Room 3.80 m x 3.60 m / 12'6" x 11'10"

With doors leading to the garden. Located to the Rear.

### Utility Room 1.70 m x 1.80 m / 5'7" x 5'11"

This is a handy room.

### Downstairs Bathroom 2.90 m x 1.90 m / 9'6" x 6'3"

Fitted with a white suite. Separate shower area. Located to the rear.

### Bedroom 1 5.50 m x 4.20 m / 18'1" x 13'9"

A superbly proportioned double bedroom. Contemporary wash hand basin. Located to the front.

### Bedroom 2 5.20 m x 4.40 m / 17'1" x 14'5"

Another well proportioned double bedroom. Located to the Front.

### Bedroom 3/Office 3.60 m x 2.80 m / 11'10" x 9'2"

The third bedroom is currently used as an office. Located to the side.

### Family Bathroom 2.80 m x 2.70 m / 9'2" x 8'10"

This is a superbly proportioned family bathroom. Sunken bath and separate shower compartment. Side.

### Gardens

One of the main feature of this property is the stunning, superbly proportions areas of garden ground. There are many different areas of interest and have been beautifully maintained. Peaceful woodland backdrop.

### GARAGE/DRIVEWAY

There is a single garage accessed via a long driveway. Further driveway. There is parking for many cars.

### HEATING

Gas central heating.

### GLAZING

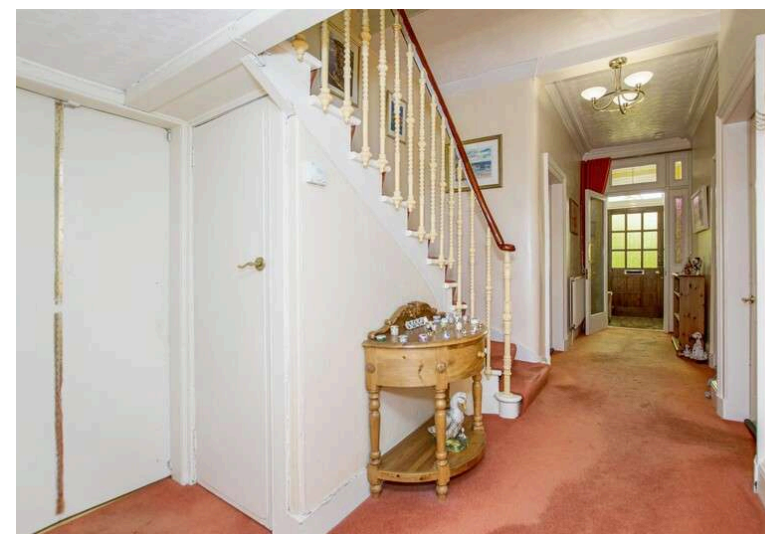
Double glazing.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

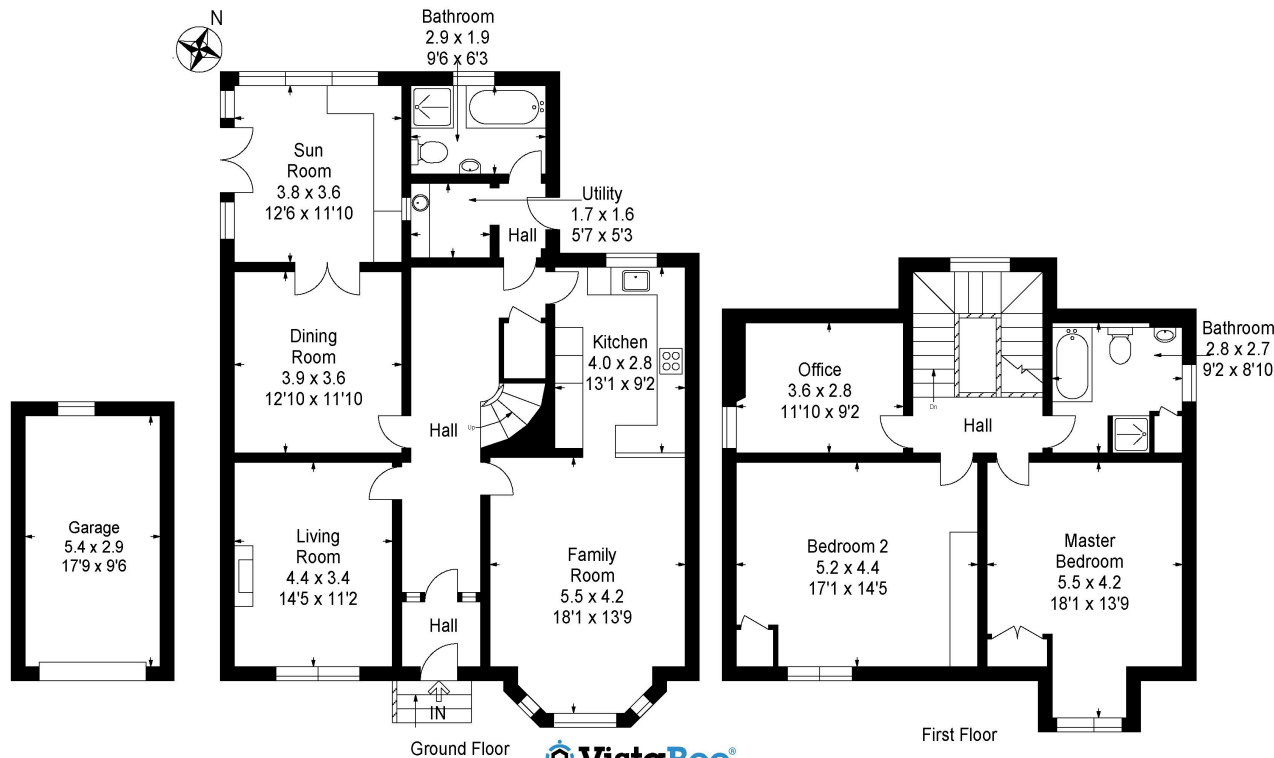
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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