

20 Catherines Wynd, High Valleyfield, KY12 8EU
Offers Over £290,000







We are delighted to bring to the market this executive detached family villa well appointed within this modern estate built by local builders to their usual high standard of fixtures and fittings with oak finish throughout. The property is situated within a quiet cul-de-sac with no through traffic. The gardens are landscaped with large paved patio and seating areas for easy maintenance, it is fully enclosed providing a child and pet safe environment. The owners have replaced the boiler in 2023 and the solar panels make this a very economic house to run. The accommodation is beautifully presented and stylish throughout briefly comprising entrance hall, w.c facilities, lounge leading through to dining room, fitted breakfasting kitchen with separate utility room and door to drying room/pulley and further storage. Part of the garage has been converted for this purpose. On the upper level there are four bedrooms with master en-suite and family bathroom. Access to attic. The double driveway leads to garage. The property is double glazed with gas central heating.





LOCATION

High Valleyfield is a quiet village located approximately four miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh. The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities. Approximately 1 mile away is The Royal Burgh of Culross (National Trust for Scotland) which lies 12 miles west of the Forth Road Bridge and is a picturesque coastal village dating back to medieval times. 16th and 17th Century Culross was a thriving community and sea port, as evidenced by the architectural style of the village and surrounding properties of the period. The village looks across the River Forth complimenting Culross's natural beauty. It benefits from a primary school, mobile post office, local pub and of course the historical Palace and grounds. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. There is a regular and reliable bus service providing transport to other west fife villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found.

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 to the interlinked system installed in this property.

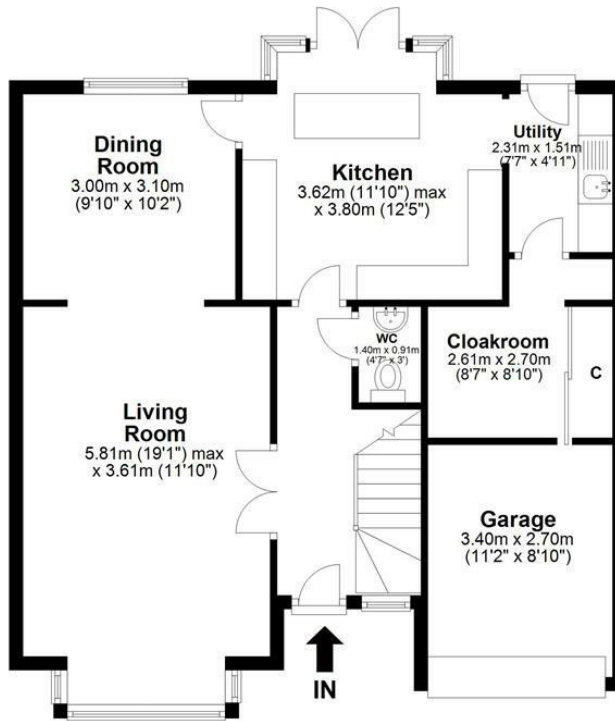






Ground Floor

Approx. 72.6 sq. metres (780.9 sq. feet)



First Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



Total area: approx. 139.0 sq. metres (1496.1 sq. feet)



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk

