



34 Priory Square, Kincardine, FK10 4PF
Offers Over £69,950

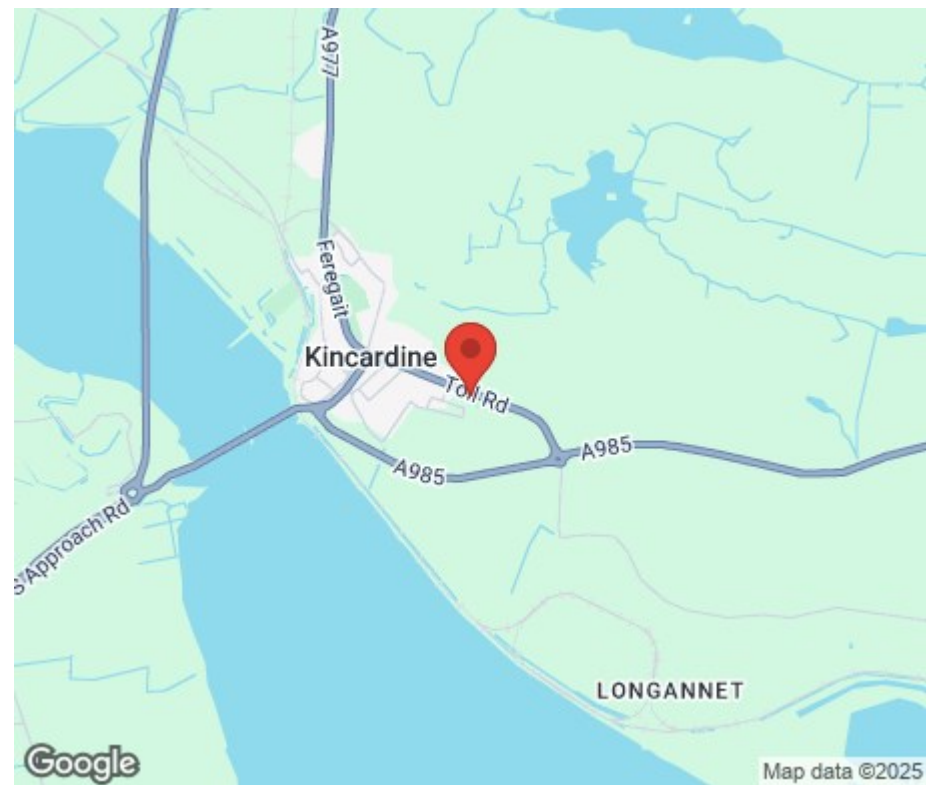






Early entry available. Excellent first time purchase or would suit couples looking for an easy to maintain property with excellent commuter links. The flat briefly comprises communal stairwell leading up to private entrance and hallway with large storage cupboard, could be used as a small office. Lounge/diner with balcony, kitchen, two double bedrooms and shower room. The property has a large communal drying green and ample residents and visitors parking. The subjects are double glazed with electric heating.





LOCATION

Kincardine is a historic conservation village providing local facilities including shopping, schooling and civic amenities. The major town of Falkirk and the cities of Stirling and Dunfermline all provide a wider range of high street shopping, recreational and transport facilities to include main line rail links. Kincardine proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Fife, Stirling and Glasgow. Within a short distance is Devilla Forrest which is superb for wildlife watching, walkers and cyclists.

EXTRAS INC. IN SALE/AGENTS NOTE

SOLD AS SEEN. All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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.



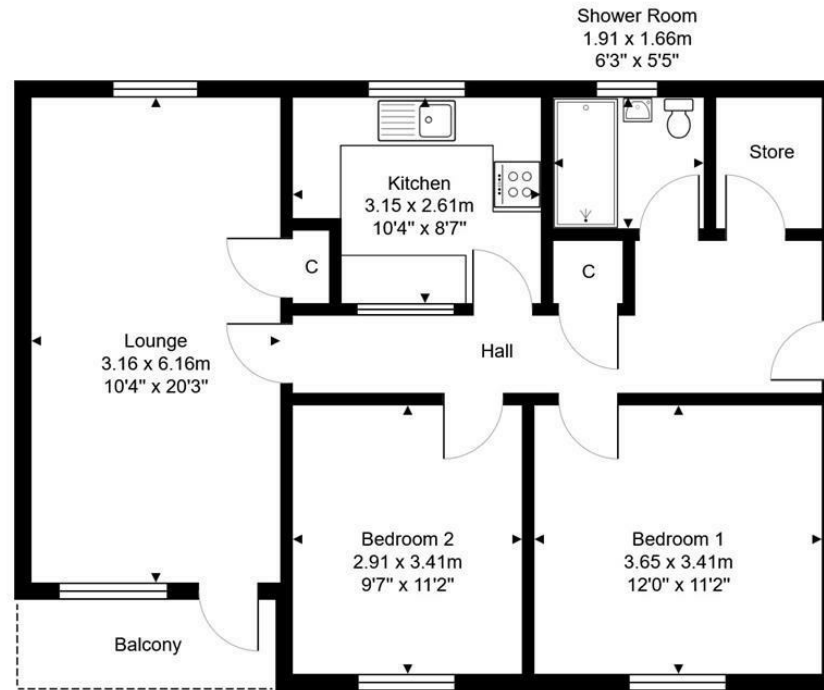




34 Priory Square, Kincardine, FK10 4PF

Total Area: 69.6 m² ... 750 ft²

All measurements are approximate and for display purposes only



1st Floor



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk

