



**Morgans**

PROPERTY

21 Main Street, Newmills, KY12 8SS

Offers Over £285,000











Rarely available in today's market is the opportunity to acquire this generously proportioned, charming period home circa 1920, situated on an elevated position with an enviable outlook over farmland and woodland with uninterrupted views. The subjects are a credit to the present owners which are offered in nice condition comprising entrance vestibule, reception hall, lounge, dining kitchen, three bedrooms and family bathroom. There are large well maintained gardens and grounds with timber garage/driveway with ample parking for several vehicles. An excellent entertaining home. The driveway is shared. The property is double glazed with gas central heating. Essential Viewing.







## LOCATION

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. 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 pubs and eating establishments.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and summerhouse.

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.















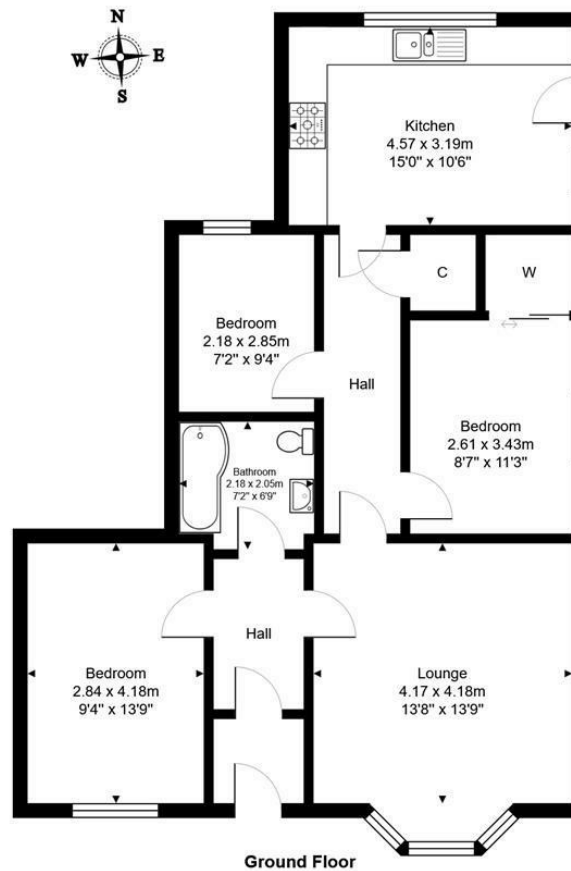


## 21 Main Street, Newmills

Total Area: 84.5 m<sup>2</sup> ... 910 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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SOLICITORS



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PROPERTY

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.