



Morgans

PROPERTY

Tinian Coach House, Lower Main Street, Newmills, KY12 8SU

Offers Over £265,000

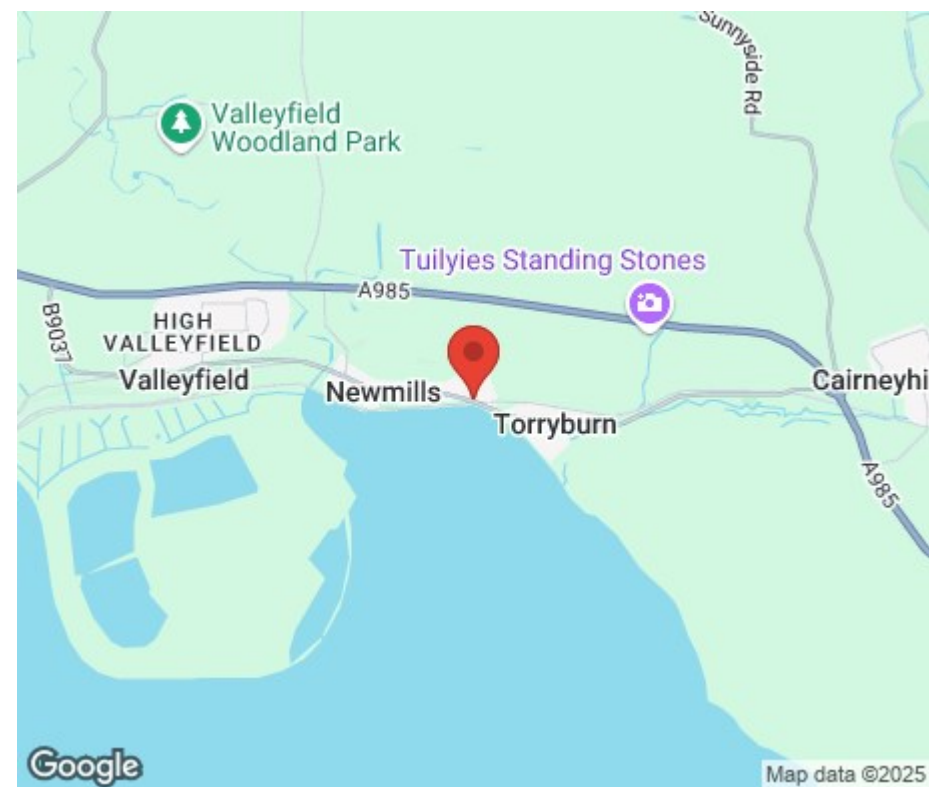






We are delighted to bring to the market this bespoke ground floor apartment dating back to the 1800's which was then extended and converted in the 1990's to provide generous accommodation with excellent outdoor space and private gardens to the front, side and rear with single semi detached garage and additional parking space. The property is charming throughout and briefly comprises entrance vestibule, lounge/diner, fitted modern kitchen and utility room with feature conservatory. An inner hallway leads off to three bedrooms with master en-suite and wet room. Good storage. The property is double glazed with gas central heating. The gardens offer an idyllic setting providing a child and pet safe environment. There is decking and patio areas.





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 pub.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.







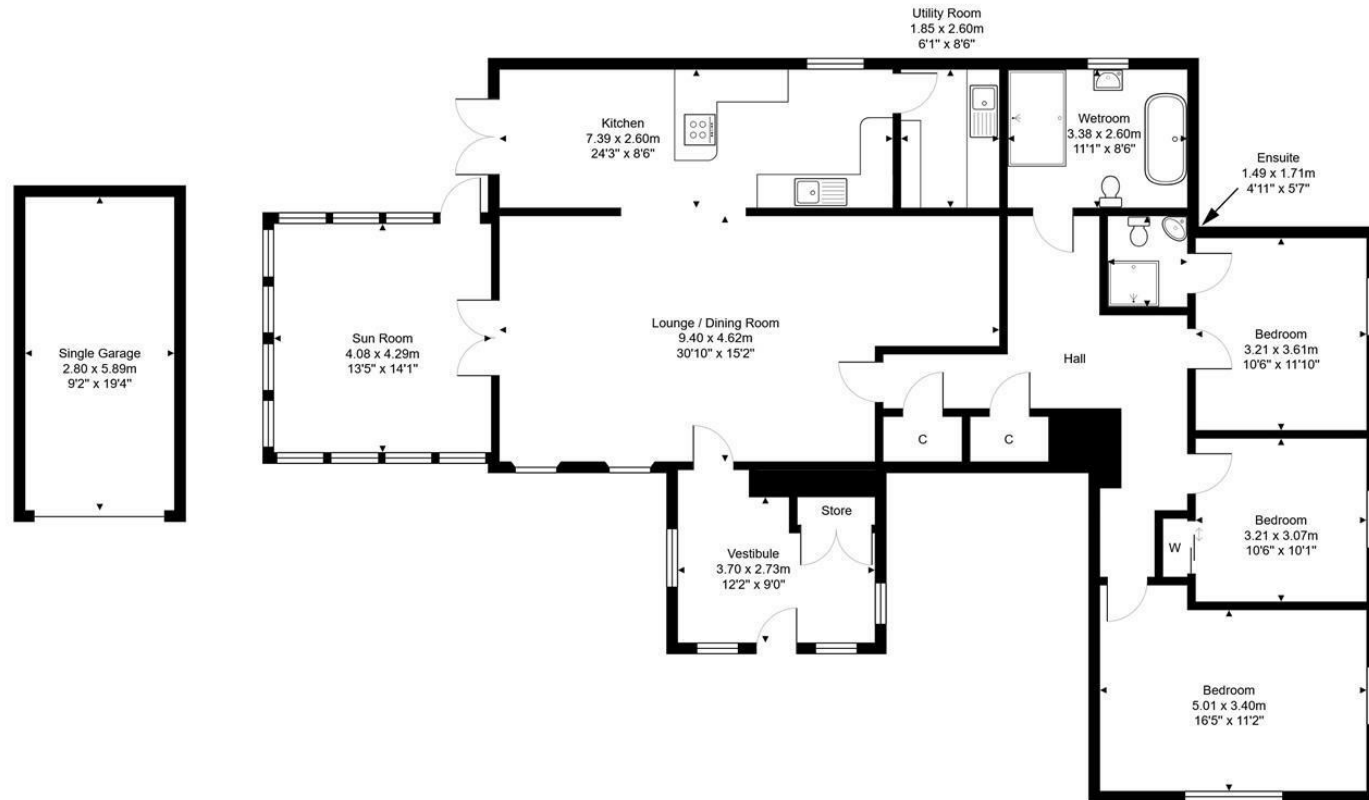
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Total Area: 171.4 m² ... 1845 ft² (excluding single garage)



All measurements are approximate and for display purposes only

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SOLICITORS



Ground Floor



SOLICITORS | PROPERTY

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PROTECTED

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.