



**Morgans**

PROPERTY

5 Erskine Wynd, Oakley, KY12 9QX

Offers Over £80,000











Well priced excellent starter home, or would suit small family/couples. This mid terraced villa requires some upgrading and is well appointed within the village and benefits from gardens to the front and rear. The accommodation briefly comprises entrance vestibule and hallway, lounge, kitchen and bathroom on the ground floor. Door from kitchen leads to fully enclosed rear garden. On the upper level there are two double bedrooms and access to attic. The property is double glazed with electric heating. Early entry available.







## LOCATION

The property is located in Oakley, which is a small village community located only five miles west of Dunfermline past the villages of Carnock and Gowkhill. There is an abundance of amenities within the village including a health centre, chemist, post office, and variety of shops for everyday necessities, two primary schools and nursery. All these facilities are within walking distance and a regular and reliable bus service, which passes, provides quick and easy access into Dunfermline City Centre where a more extensive range of shopping, leisure and recreational facilities can be found.

## EXTRAS INC IN SALE / AGENTS NOTE

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

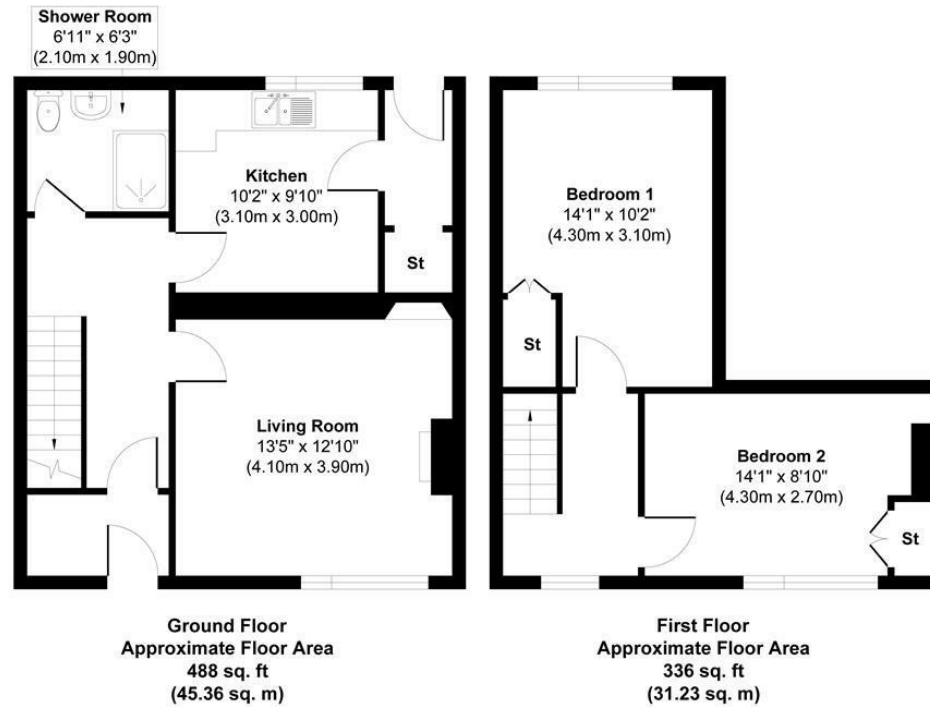
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 824 sq. ft / 76.59 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.