



Morgans

PROPERTY

Ness View Cottage, 21 Main Street, Low Valleyfield, KY12 8TF

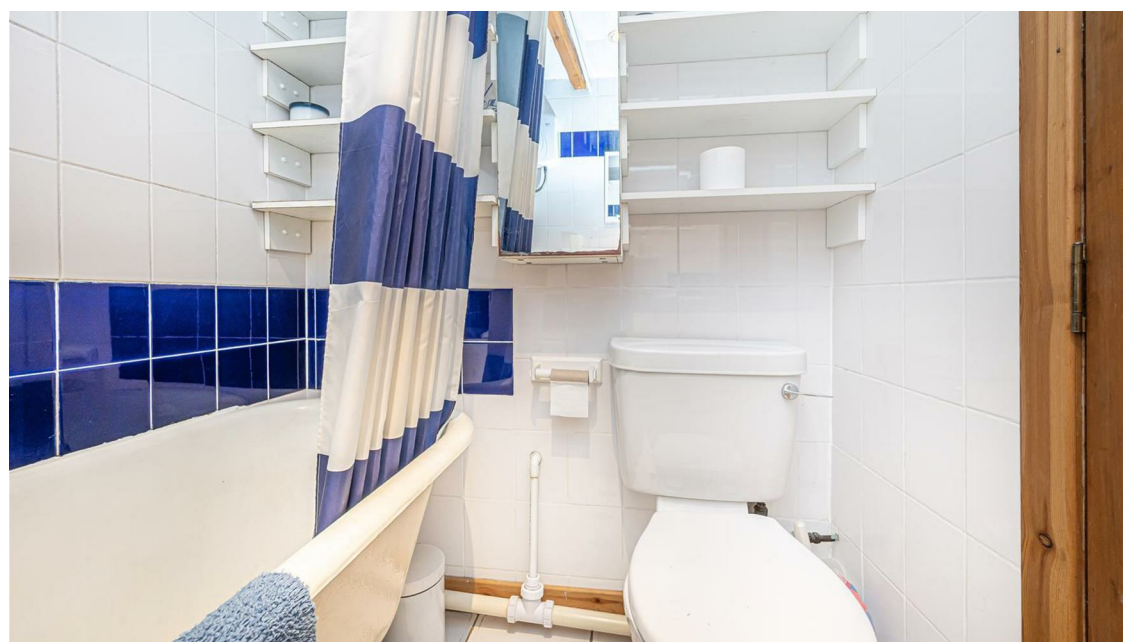
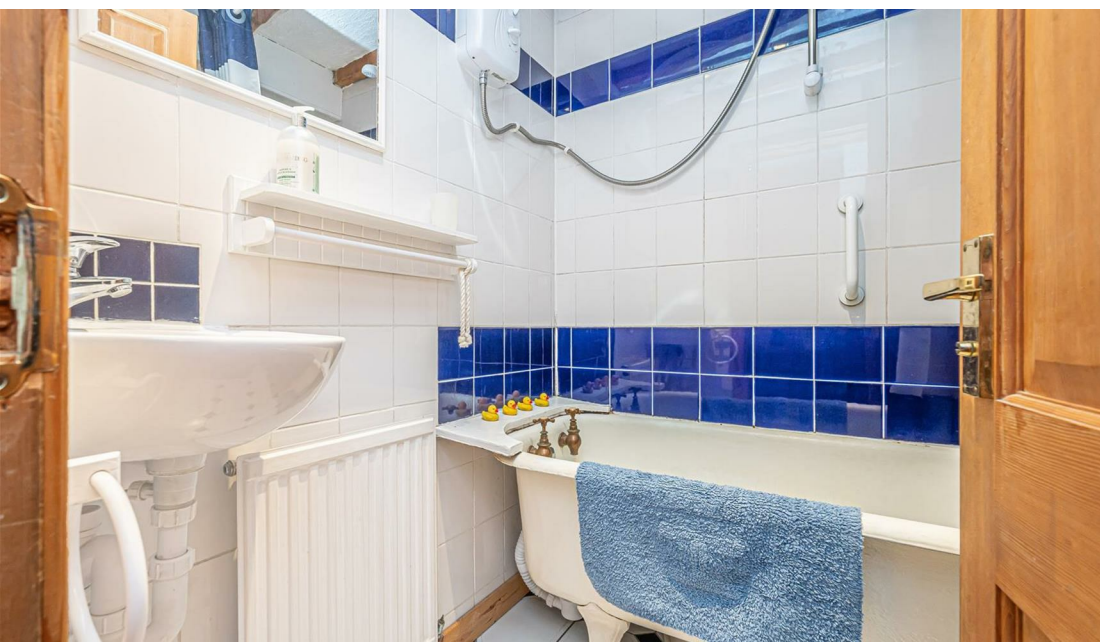
Offers Over £185,000

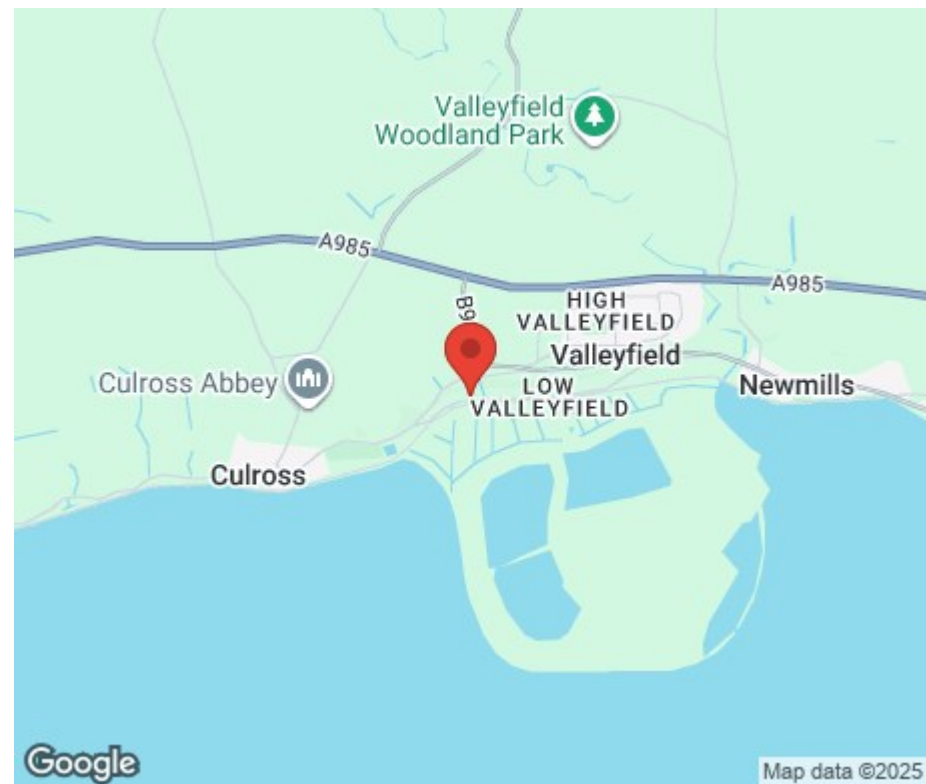






A charming deceptively spacious end terraced cottage with excellent development potential to extend located in the popular village of Low Valleyfield. The property benefits from superb outdoor space and extensive rear garden with summer house and woodland backdrop. Early entry is available and the subjects briefly comprise entrance vestibule, lounge, rear hallway leading to fitted kitchen and bathroom on the ground floor. On the upper level are two spacious bedrooms. The property has sash and case windows and gas central heating. Ample parking to front.





LOCATION

The property is located in the popular village of Low Valleyfield which provides local amenities of shops and schools with bus and road links taking you into Dunfermline City Centre which provides a larger selection of shops, schools, bars restaurants and public transport of bus and rail links making the area an ideal commuter base to Edinburgh, throughout Fife and East Central Scotland. The village is also well placed for access to the A985 towards Kincardine Bridge and the west. The Royal Burgh of Culross (National Trust for Scotland) 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. 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

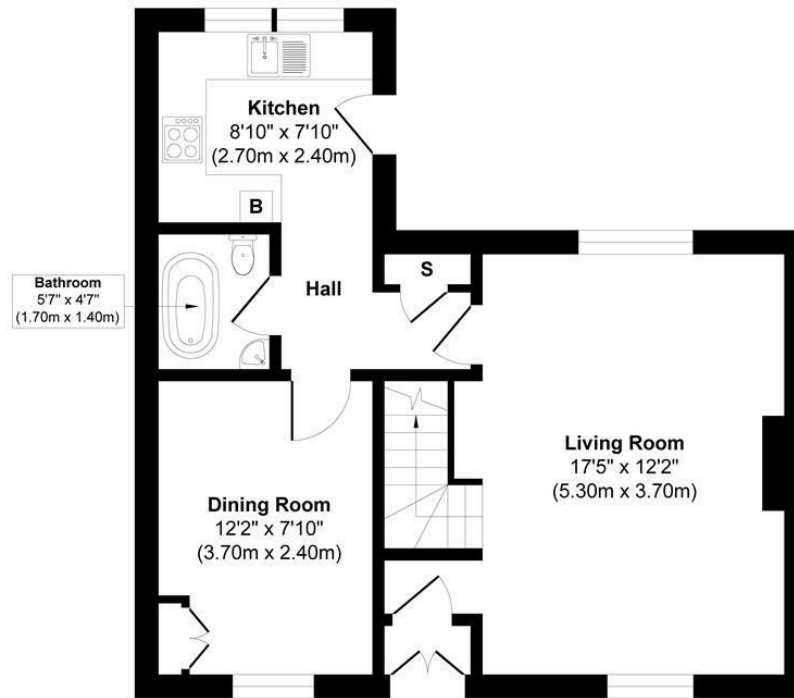
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and summerhouse.

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.

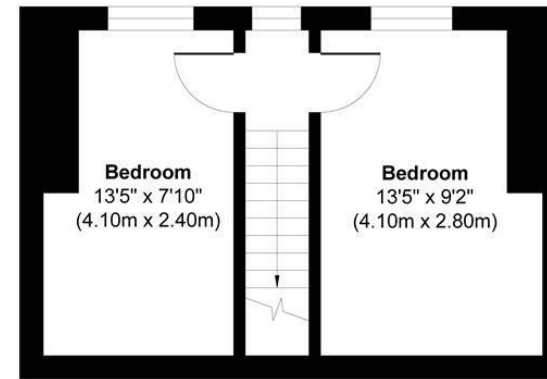








Ground Floor
Approximate Floor Area
532 sq. ft
(49.43 sq. m)



First Floor
Approximate Floor Area
278 sq. ft
(25.83 sq. m)



Approx. Gross Internal Floor Area 810 sq. ft / 75.26 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com



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.