



13 Robert Smith Court, Lumphinnans, KY4 8AE
Offers Over £75,000







Keenly priced. An excellent starter home, ideal for any discerning buyer looking for an easy to maintain property on the level with no maintenance, or would suit an investor looking for a good annual yield. This ground floor flat is easily accessible with private residents parking and bike store. This small community has a voluntary community garden/grounds fund (approximately £10 per month) where you can benefit from the well maintained and lovely enclosed gardens all year round and shared courtyard area. There are superb views over the countryside towards Benarty Hill. The property is well presented and briefly comprises communal entrance into private entrance hall, lounge/diner, kitchen, double bedroom with fitted wardrobes and bathroom with overhead electric shower. The property has ample residents parking and visitors parking. It is double glazed with electric heating.





LOCATION

Lumphinnans is a small village placed between the larger towns of Cowdenbeath and Lochgelly in central Fife. Lumphinnans Primary School is situated on the Main Street and hosts community events in the evenings. There are local amenities available including the Bowling Club. The larger town of Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

EXTRAS INC. IN SALE /AGENTS NOTE

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

There is a voluntary fund of £10 per month for garden and ground maintenance.

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.







Approximate Floor Area
551 sq. ft
(51.20 sq. m)



Approx. Gross Internal Floor Area 551 sq. ft / 51.20 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.