



69 Main Street  
Newmills, Dunfermline, KY12 8ST







Virtually staged image for illustration purposes

## This charming detached cottage offers generous & flexible accommodation.

- Dual aspect sitting room
- Well-appointed kitchen w/store off
- Double bedroom
- Spacious & versatile office/study
- 3-piece shower-room
- Double glazing & gas central heating
- Private garden to the front & rear
- Shared drying green
- On-street parking



**Fixed Price: £157,500**

**EPC Rating: D**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

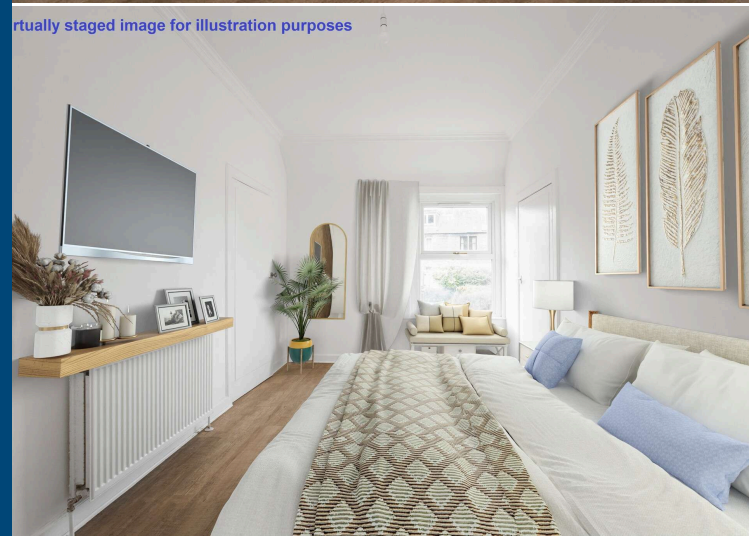
Situated in the popular coastal village of Newmills, just five miles from Dunfermline City Centre, the property is ideal for professionals, young families and downsizers alike.

Approached from a private garden, the front door opens into a small hallway with a three-piece shower room. The dual aspect living room is filled with light and overlooks the south-facing private garden, and there is ample room for a dining area. Accessed from here is a double bedroom, which leads to a generous dual aspect home office which allows for various configurations and uses. The well-appointed kitchen has wall and base units, along with appliances, and from here a hallway leads to a useful store and rear garden access.

The property benefits from gas central heating and double glazing. Externally, there is a private garden to the front, an area of private garden to the rear and the access to a shared drying green.

## Extras

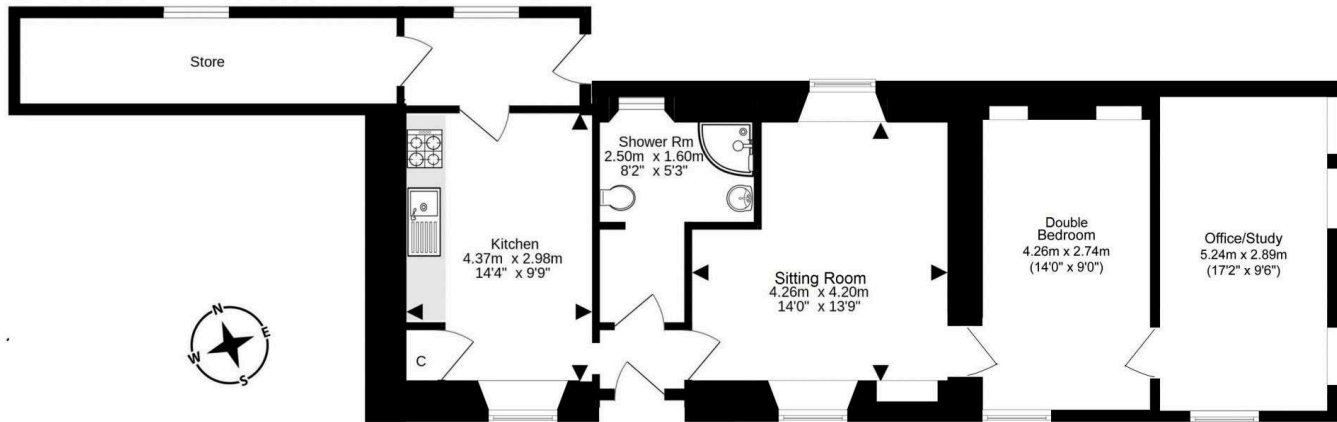
All fitted flooring, light fixtures, the hob, oven and cooker hood, dishwasher, fridge/freezer and washing machine in the sale.



# Location

Newmills is a popular seaside village, some five miles west of Dunfermline City Centre, and lying close to the historic village of Culross. Residents of Newmills can enjoy a lovely coastal walk and have a choice of local shops to hand. Further amenities can be found in neighbouring villages and Dunfermline centre.

The property is within catchment of Torryburn Primary & Queen Anne High School, as well as St Serf's primary and St Columba's secondary. There is a fast network of roads leading to Kincardine Bridges, Forth Road Bridges and M90 Motorway (Edinburgh/Perth) is also within easy reach. Buses are also available.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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