



Malcolm Jack  
& Matheson

92 Main Street, Newmills  
KY12 8SX



OFFERS OVER  
£94,500

**BRIGHT & SPACIOUS 2-BED  
FLAT WITH STUNNING VIEWS  
OVER THE FORTH. EASY  
ACCESS TO COMMUTER  
ROUTES. COMMUNAL GARDEN.  
ON STREET PARKING.**

**HALL  
LOUNGE  
KITCHEN  
TWO DOUBLE BEDROOMS  
BATHROOM  
COMMUNAL GARDEN  
ON STREET PARKING  
GCH & DG  
EPC D**



## SITUATION

Nestled along the coast of the River Forth, Newmills is a charming village situated just a short drive from Dunfermline, it provides easy access to excellent transport links, making it a great choice for commuters to Edinburgh and Glasgow. The village boasts a strong sense of community, with local amenities including shops, schools, and leisure facilities nearby, as well as beautiful green spaces like nearby Valleyfield Woodland Park and is only a short drive from the historic village of Culross. Additional amenities are available in nearby Cairneyhill and Dunfermline. Convenient for

transport links to Kincardine Bridge and onto Edinburgh, Glasgow and Stirling.

## PROPERTY

92 Main Street offers a spacious and bright top-floor two-bedroom flat, enjoying spectacular open views across the Forth. The property is ideally positioned with easy access to commuter links, making it perfect for professionals or first-time buyers.

Accessed via a lane off Main Street, a path leads to the rear of the building where a staircase takes you to the front entrance.

The accommodation comprises a welcoming hall, a south-facing lounge with stunning views of the Forth, a well-appointed kitchen, two double bedrooms, and a bathroom. The flat also benefits from excellent storage, gas central heating, and double glazing throughout.

Externally, there is a communal garden with a drying area, and on-street parking is readily available.



## ACCOMMODATION

### HALL 2.73M X 1.70M (8'11" X 5'7")

A well-lit hallway with radiator and carpet. Features a built-in double cupboard providing hanging and storage space, plus a second built-in cupboard housing the boiler and offering additional storage.

### LOUNGE 4.48M X 4.00M (14'8" X 13'2")

South-facing lounge with a window to the rear, offering spectacular open views across the Forth. Original wooden flooring. Radiator.

### KITCHEN 2.59M X 1.79M (8'6" X 5'11")

Fully fitted kitchen with integrated sink and drainer, electric hob, oven, and cooker hood. Includes free-standing fridge/freezer and washing machine. Laminate tile-effect flooring.

### BEDROOM ONE 3.63M X 2.98M (11'11" X 9'9")

Bright double bedroom with window to the front. Built-in cupboard housing the meters. Carpeted. Radiator.

### BEDROOM TWO 2.98M X 2.53M (9'9" X 8'3")

Another bright double bedroom with window to the front. Carpeted. Radiator.

### BATHROOM 2.91M X 1.36M (9'7" X 4'6")

Fitted with a white three-piece suite comprising bath with mixer shower, wash hand basin, and WC. Window to the rear. Chrome heated towel rail. Laminate tile-effect flooring.

## GARDENS & GROUNDS

Communal rear garden laid to lawn, with drying poles and lines.

On-street parking is readily available.

## EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding fridge/freezer and the washing machine are also included in the sale.

## VIEWINGS

To view please contact Malcolm Jack & Matheson.

## ENTRY

Entry by mutual arrangement.

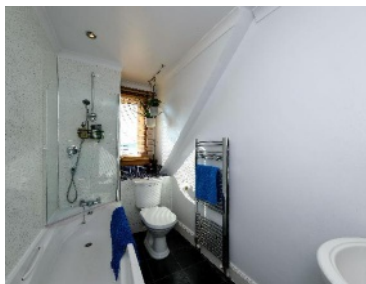
## OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk).

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.





Photographs & Floorplan by Mike Dooley Photography 07730 560286

#### VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

#### FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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