



Morgans

PROPERTY

12 Ochilview Drive, High Valleyfield, KY12 8UB

Offers Over £109,950



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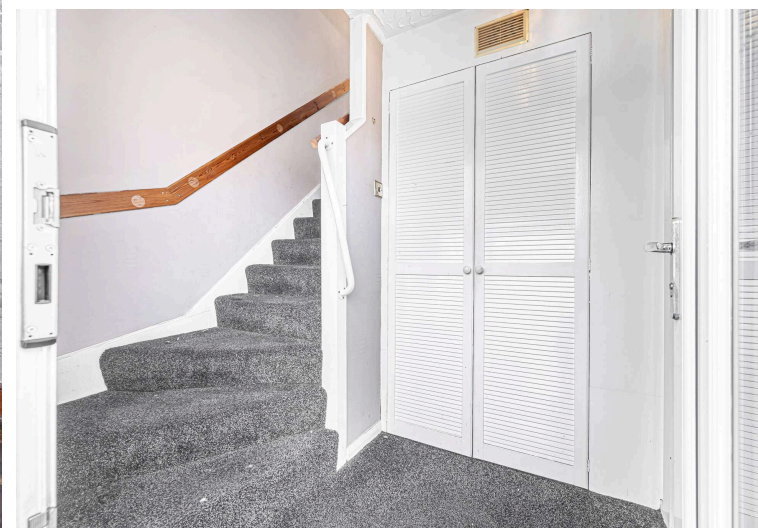


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1





End terraced villa with garage



Two bedrooms with storage



17ft living room



Modern shower room



Separate kitchen



Gardens front and rear



EPC Rating -



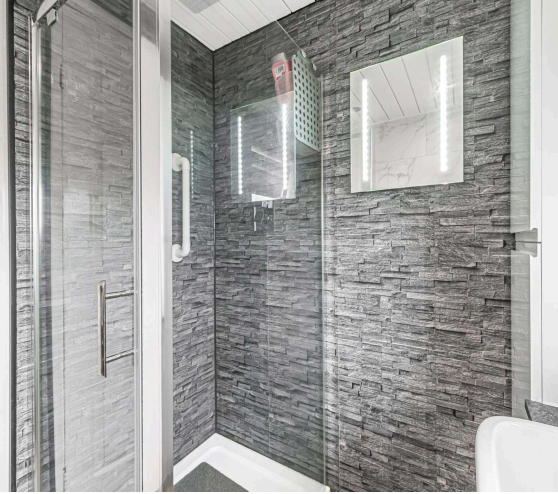
Council Tax Band -



## Welcome

Sold as Seen. This two-bedroom end terraced home with garage and driveway provides off street parking and is a spacious home offering comfortable and practical accommodation across two floors, set within the West Fife village of High Valleyfield on the western edge of Dunfermline. With a generous integral garage and a bright, well-proportioned layout, this property is an excellent choice for first-time buyers, couples, or those looking for a quiet residential setting with easy access to surrounding amenities. The ground floor features a bright and spacious 17-foot living room — a comfortable and light-filled everyday space — alongside a separate fitted kitchen with ample storage and worktop space. A useful store cupboard off the hallway adds further practical appeal. Upstairs, two well-proportioned bedrooms are served by a modern shower room. The principal bedroom extends to over 15 feet and benefits from a built-in storage cupboard, whilst the second bedroom also has its own storage — ensuring the upper floor remains well-organised throughout. The garage extends to almost 20 feet — providing secure parking and exceptional additional storage or workshop potential.





## **EXTRAS INC. IN SALE/AGENTS NOTE**

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





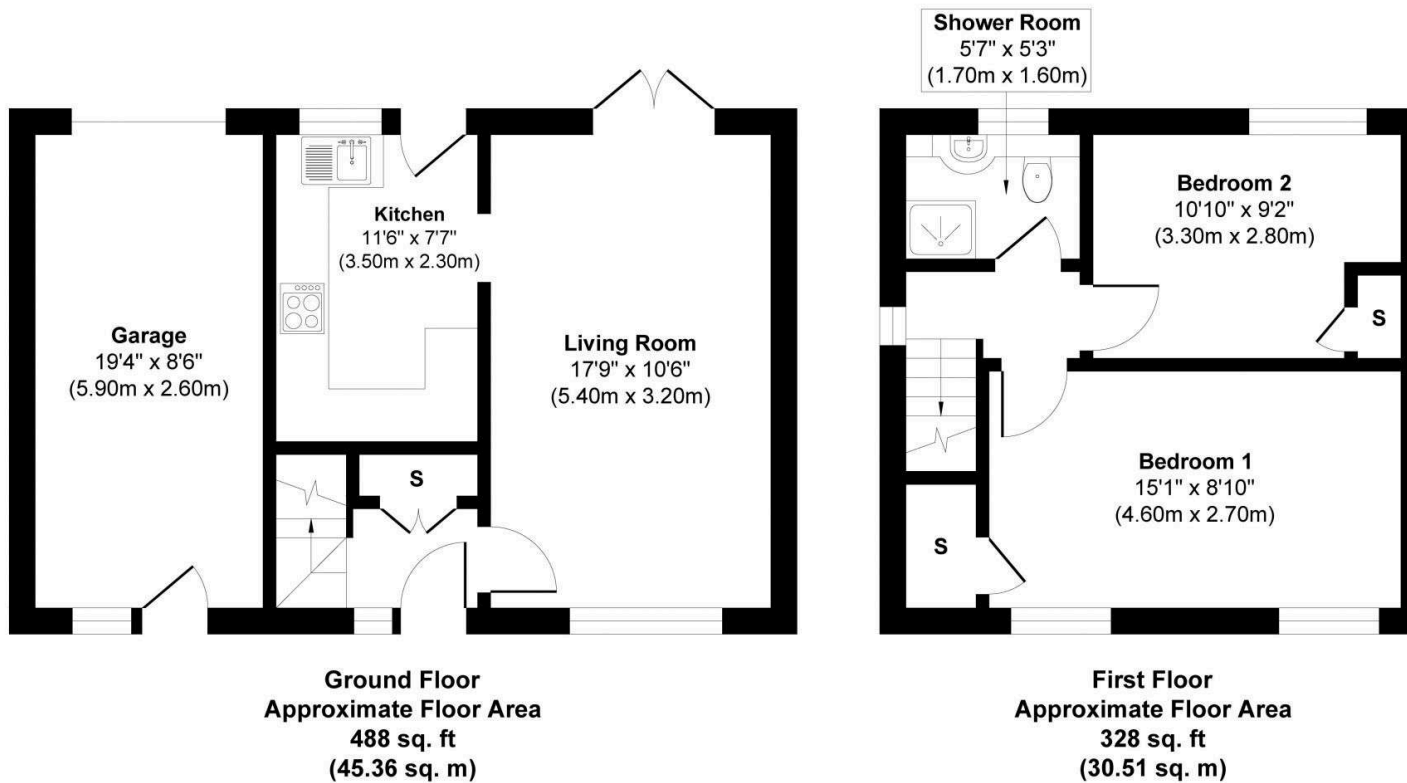
## High Valleyfield

High Valleyfield is a quiet village located approximately four miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh. The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities. Approximately 1 mile away is The Royal Burgh of Culross (National Trust for Scotland) which 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. The village looks across the River Forth complimenting Culross's natural beauty. It benefits from a primary school, mobile post office, local pub and of course the historical Palace and grounds. 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

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





**Approx. Gross Internal Floor Area 816 sq. ft / 75.87 sq. m (Including Garage)**

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



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