



Malcolm Jack
& Matheson

68 Chapel Street, High
Valleyfield KY12 8TT



**OFFERS OVER
£95,000**

**IDEAL DEVELOPMENT
OPPORTUNITY. 3 BED
TERRACED VILLA IN NEED OF
FULL RENOVATION. ON STREET
PARKING. REAR GARDEN.**

**HALL
LOUNGE
KITCHEN
THREE BEDROOMS
SHOWER ROOM
ENCLOSED REAR GARDEN
ON STREET PARKING
GCH & DG
EPC C**



SITUATION

High Valleyfield is a quiet village around four miles from Dunfermline, with good motorway links to Glasgow and Edinburgh. It has local shops, a school and nursery, while Dunfermline offers a wider range of amenities nearby.

About a mile away is the historic Royal Burgh of Culross, a picturesque coastal village on the River Forth known for its medieval and 16th–17th century architecture, as well as Culross Palace and grounds.

The area is well connected via the M90 and Kincardine Bridge, with regular bus services to surrounding villages and towns including Dunfermline, Kincardine, and further afield to Edinburgh, Perth, Stirling and Glasgow.

PROPERTY

This is a fantastic opportunity to develop this 3-bed terraced villa into a beautiful family home. The property is located within the village and is a few minutes' walk from, schooling, and amenities.

The accommodation comprises lounge, a kitchen, and a bathroom all located on the ground floor. There are 3 good bedrooms on the upper floor.

Externally the property has a small garden to the front and an enclosed garden at the rear. There is ample on street parking at the property.



ACCOMMODATION

LOUNGE 5.50m x 3.50m (18'1 x 11'6)

KITCHEN 3.40m x 3.30m (11'2 x 10'10)

BEDROOM 3.80m x 3.50m (12'6 x 11'6)

BEDROOM 4.00m x 2.40m (13'1 x 7'10)

BEDROOM 3.50m x 1.90m (11'6 x 6'3)

BATHROOM

VIEWING

Contact Malcolm Jack & Matheson. Although the floorboards upstairs are secure, please tread carefully.

ENTRY

Entry by mutual arrangement.

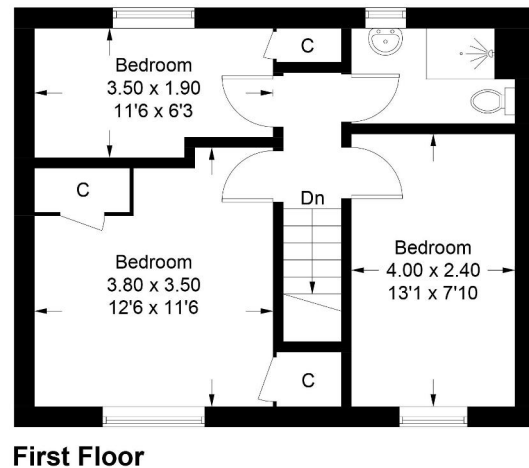
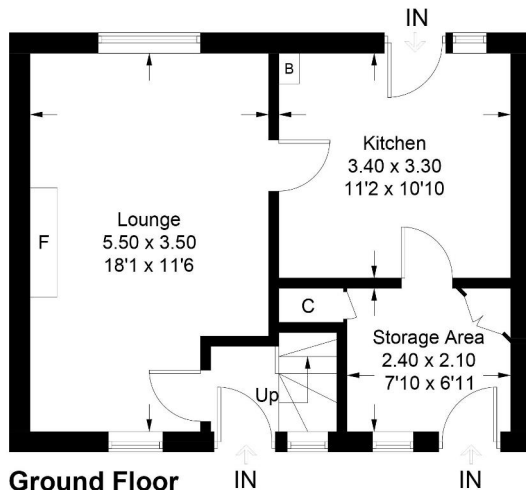
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

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.

The property is sold as seen. As the property is vacant we have been unable to verify certain information. None of the services and equipment have been tested and no warranties of any kind can be given.

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



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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