



Stevenson Marshall
Property & Law

44 Regent Street, Kincardine, FK10 4NN

Offers Over £135,000

A well proportioned mid terraced villa in quiet cul de sac setting, close to excellent local amenities. Accommodation comprises: entrance hallway, WC/cloaks, full length lounge/dining area, breakfasting kitchen, upper landing, three bedrooms and shower room.

Gas central heating and double glazed windows are installed and the property benefits from good storage throughout.

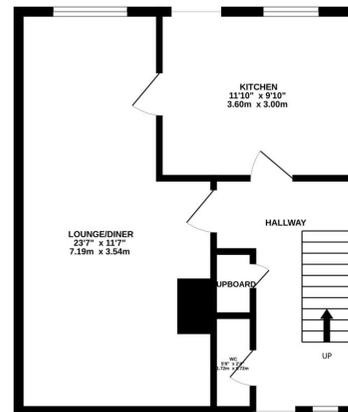
The private garden grounds to front and rear are mainly paved for ease of maintenance and boast shrubs, trees, drying facilities, maximum privacy, original outbuilding, key safe and a south facing aspect to rear. There is ample parking to front and rear.

Kincardine lies on the northern shores of the Firth of Forth. There are many amenities close by, such as shops, pubs, restaurants

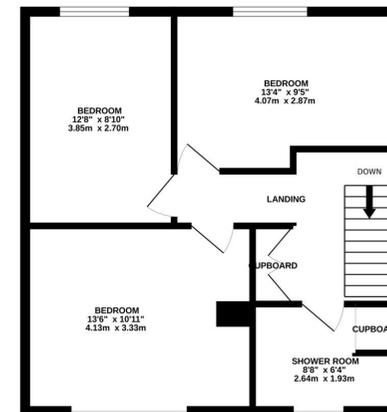
and an 18 hole golf course. Kincardine is ideal for commuting with easy access to both Kincardine Bridges and a fast motorway network to Edinburgh, Grangemouth, Stirling and Glasgow. Dunfermline City Centre is approximately 12 miles away.

This property is being sold 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.

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An appointment to view can be made by contacting selling agents on 01383 721141.

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