



Malcolm Jack
& Matheson

46 Main Street Newmills
KY12 8SS



OFFERS OVER
£110,000

**IMMACULATE GROUND FLOOR
FLAT WITH ONE BEDROOM,
ADDITIONAL
BEDROOM/DRESSING ROOM/HOME
OFFICE. REAR GARDEN. EASY
ACCESS TO COMMUTER ROUTES.
ON STREET PARKING.**

**SECURE SHARED ENTRANCE
HALL
LOUNGE
CONTEMPORARY KITCHEN
DOUBLE BEDROOM
DRESSING ROOM/HOME
OFFICE/BEDROOM
STYLISH SHOWER ROOM
REAR 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, Dunfermline and Alloa. Convenient

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

PROPERTY

46 Main Street presents an immaculate and spacious ground floor flat, finished to a modern standard and filled with natural light. The property benefits from a shared entrance with just one other proprietor and is ideally positioned for easy access to excellent commuter links, making it perfectly suited to professionals or first-time buyers.

The accommodation comprises a welcoming entrance hall, a bright and comfortable lounge,

a contemporary kitchen, a generous double bedroom, a second bedroom or dressing room, and a stylish shower room. The flat further benefits from excellent storage, gas central heating, and double glazing throughout.

Externally, there is an attractive, low-maintenance rear garden featuring decking and decorative stone chips, ideal for entertaining or enjoying sunny days. Ample on-street parking is available.



ACCOMMODATION

HALL

A well-lit hallway with fitted storage unit. Radiator. Hard wood flooring.

LOUNGE 4.40M X 3.70M (15'5 X 12'2)

Spacious and bright lounge with a front-facing window allowing for excellent natural light. High ceilings enhance the sense of space and create an airy feel. Two radiators provide comfort and warmth. There is access to a walk-in storage cupboard, which could also be utilised as a home office and benefits from power. Hardwood flooring completes the room.

KITCHEN 3.80M X 2.20M (12'6 X 7'3)

Contemporary fully fitted kitchen with integrated sink and drainer, gas hob, oven, cooker hood, fridge and washing machine. Window to the rear. The storage/display unit in the kitchen will be included in the sale. Door taking you out the rear garden. Radiator. Laminate wood effect flooring.

BEDROOM 3.00M X 2.70M (9'10 X 8'10)

Double bedroom with window to the side. Carpet. Radiator.

DRESSING ROOM / HOME OFFICE/BEDROOM 2.70M X 2.0M (8'10 X 6'7)

Full height wardrobes with mirrored doors. Hard wood flooring.

SHOWER ROOM

Stylish white three-piece suite comprising walk-in shower with mixer shower, wash hand basin, and WC. Opaque window to the rear. Chrome heated towel rail. Tiled flooring.

GARDENS & GROUNDS

There is an attractive, low-maintenance rear garden featuring decking and decorative stone chips, ideal for entertaining or enjoying sunny days. Ample on-street parking is available.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding unit in the kitchen and the

freestanding freezer are also included in the sale.

VIEWINGS

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

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.

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.



Approximate Gross Internal Area = 58.2 sq m / 626 sq ft

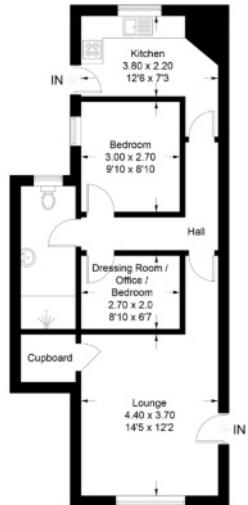


Illustration for identification purposes only, measurements are approximate, not to scale. (ID127459)

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.

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