

Morgans PROPERTY

148 Main Street, Newmills, KY12 8SY

Fixed Price £114,500

3 1 1







- Well-proportioned upper flat
- Comfortable lounge
- Fitted kitchen
- EPC Rating -
- Family bathroom with separate shower
- Three bedrooms across two levels
- Handy storage cupboard
- Council Tax Band -







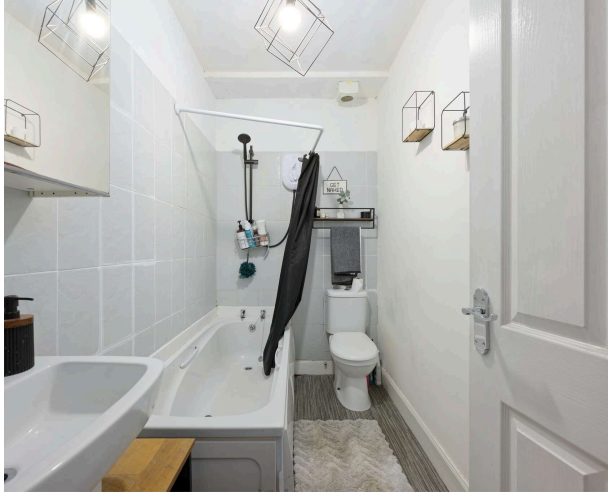




Welcome

This spacious three-bedroom flat is arranged over two upper floors, offering well-planned accommodation in the heart of Newmills. The first floor is home to the main living space, with a comfortable lounge providing plenty of room to relax. The kitchen sits just off the lounge, fitted with a range of units and space for freestanding appliances. A well-appointed bathroom completes this level, along with a useful store cupboard for additional storage — a practical touch not often found in properties of this style. Also on the first floor is a good-sized double bedroom, ideal for use as a guest room, home office, or additional family bedroom. Stairs lead up to the second floor, where two further bedrooms are found. The principal bedroom is particularly generous, offering excellent proportions for a range of furniture layouts, while the second bedroom remains a comfortable double. Situated on Main Street in Newmills, the property benefits from easy access to local amenities and transport links, making it a great option for first-time buyers, downsizers, or investors alike.







EXTRAS INC. IN SALE /AGENTS NOTE

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

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.









Newmills

The property is located in the quaint coastal village of Newmills, which lies on the shores of the River Forth. The village has many facilities including shop, post office, nursery and primary schooling for day-to-day necessities. Secondary schooling is available in nearby Dunfermline where the regular bus service connects giving commutable links into Edinburgh & Glasgow. A range of specialised shops and amenities can be found in nearby Dunfermline and Kincardine offering a larger choice for the community. For the commuter the area is central for travel for both Forth and Kincardine bridges with links to M90 motorway network. As you would expect to find in an established community there are local organisations to join, which cater for both adults and children. Superb countryside location with country pub.



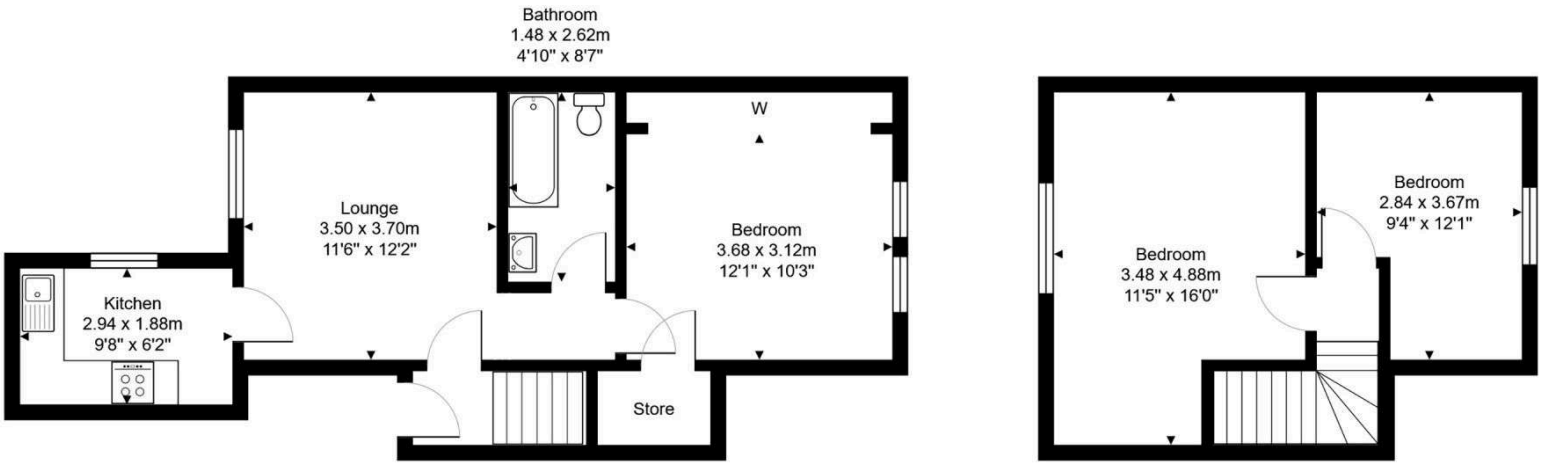
Morgans Property Package

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.

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Total Area: 73.1 m² ... 787 ft²

All measurements are approximate and for display purposes only



1st Floor

2nd Floor

Morgans PROPERTY

SOLICITORS | PROPERTY

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.