

Morgans

PROPERTY

26 Abbey Street, Dunfermline, KY12 8UA

Offers Over £155,000







Exceptional three bed semi detached villa occupying an enviable corner plot within quiet cul-de-sac. This is an ideal family home offered in move in condition within the village. All local amenities are at your fingertips. The subjects are beautifully presented and briefly comprise entrance hall, w.c facilities, lounge, modern breakfasting kitchen with utility area off and feature bi-fold doors lead to the landscaped gardens.. The summerhouse is versatile currently used as a further entertainment area. Would be ideal as an outdoor office/gym. On the upper level there are three double bedrooms and stylish four piece family bathroom. Access to attic. The generous gardens are enclosed providing a child and pet safe environment, an excellent home for entertaining. There is a secure gate to side. Ample on street and visitors parking. The property is double glazed with gas central heating.





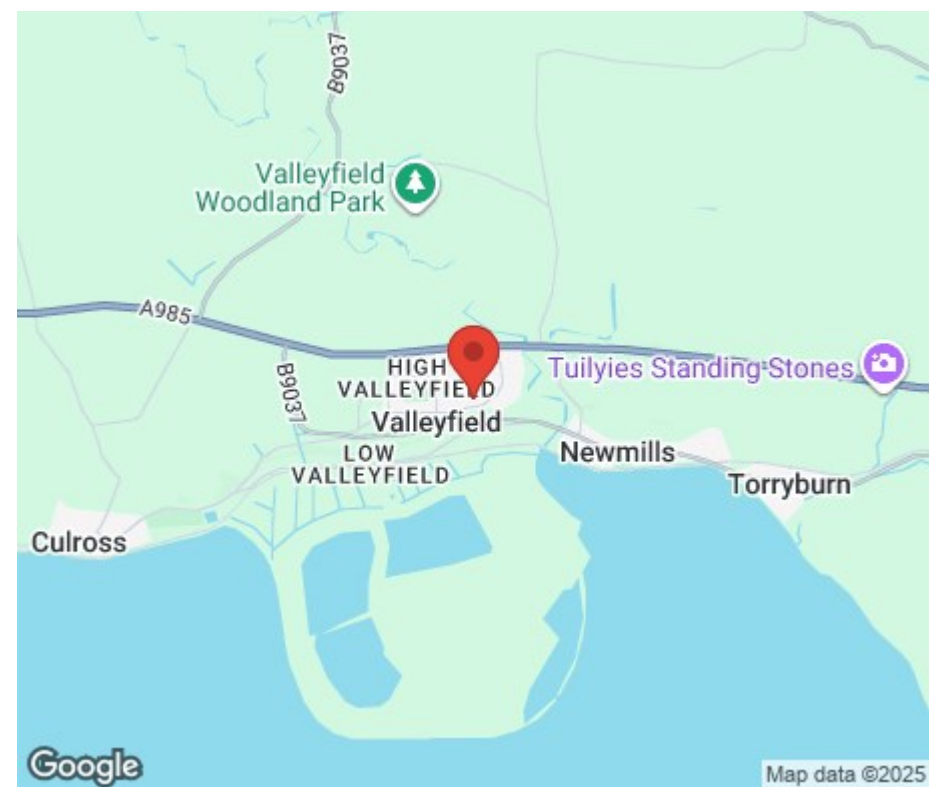
LOCATION

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 villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found.

EXTRAS INC. IN SALE/AGENTS NOTE

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

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.









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Total Area: 94.3 m² ... 1015 ft²



All measurements are approximate and for display purposes only



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.