



Stevenson Marshall
Property & Law

DETACHED COTTAGE

97 Main Street, Newmills, KY12 8ST

Offers in the region of £120,000

97 Main Street, Newmills

Originally a detached single storey cottage, recently divided to form two semi-detached villas. Asking price for the building is offers over £120,000 with a Home Report valuation £125,000.

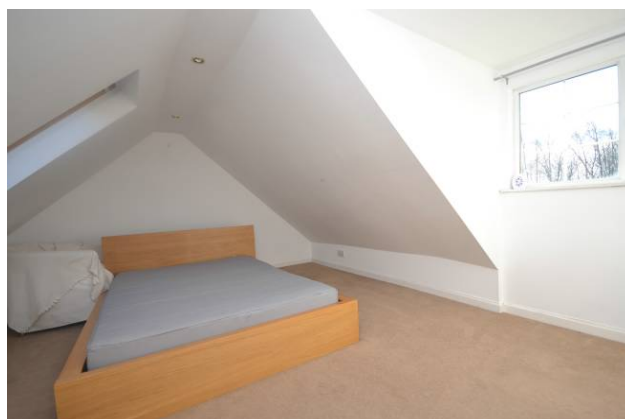
The flexible accommodation comprises:

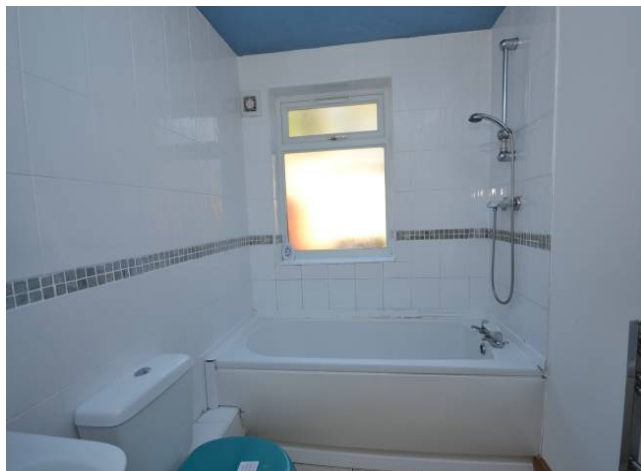
97a- Lounge (with feature open plan staircase), downstairs bedroom, dining kitchen, rear hallway, bathroom and large master bedroom upstairs.

97b Lounge (with feature open plan staircase), downstairs bedroom, dining kitchen, conservatory, bathroom and large master bedroom upstairs.

Gas central heating is installed with double glazed windows, solid timber flooring and good storage.

Picture show lounge, kitchen and master room in 97 A.





There are private garden ground to rear with maximum privacy (also split by a boundary fence) and ample off street parking to front (private road).

The property forms part of one Title and we understand that no building warrants or completion certificates have been obtained in relation to any alternations, conversions or conservatory extension.

Room sizes and accommodation 97a

Lounge 3.40m x 5.32m (11'2 x 17'5)
Downstairs bedroom 2.49m x 5.26m (8'2 x 17'3)
Kitchen 3.33m x 3.92m (10'11 x 12'10)
Master bedroom 5.00m x 4.50m (16'5 x 14'9)
Bathroom

Room sizes and accommodation 97b

Lounge 3.40m 5.32m (11'2 x 17'5)
Downstairs bedroom 2.49m x 5.26m (8'2 x 17'3)
Kitchen 3.35m x 3.92m (10'11m x 12.10m)
Conservatory 2.84m x 3.30m (9'4 x 10'10)
Master bedroom 5.00m x 4.50m (16'5 x 14'9)
Bathroom

Pictures (left) show, Lounge, kitchen, conservatory, two bedrooms and bathroom in 97B.

97 Main Street, Newmills

EPC- Rating D.

Newmills is a small village situated approximately 5 miles west of Dunfermline, close to the historic village of Culross. There is a popular coastal walk, local shops and further amenities available in nearby villages. For commuters, there is a fast network of roads leading to both the Kincardine Bridge and Forth Road Bridges and M90 Motorway (Edinburgh/Perth) is also within easy reach. Bus services operate in the immediate vicinity.

An appointment to view can be made by contacting selling Agents on 01383 605000.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

espc rightmove



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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