



17 Milligan Place  
Kincardine, FK10 4RF

Offers in the region of £137,000



## 17 Milligan Place, Kincardine, FK10 4RF

Beautifully presented throughout, a modern semi-detached villa in quiet cul-se-sac setting with woodland aspect to rear.

There is a good internal layout which included a reception hallway, lounge, luxury dining kitchen (with feature island, 5 ring cooker range and French doors to garden), utility area, shower room, upper landing, three bedrooms and modern bathroom.

Gas central heating is installed with double glazed windows, good storage, pleasant outlooks, luxury deep pile carpets, tasteful decor, ceiling coving, contemporary window blinds and quality fixtures and fittings throughout.

Entrance hallway

Lounge:- 4.57m x 3.94m (15'0 x 12'7)

Dining kitchen:- 4.60m x 3.83m (15'1 x 12'7)

Utility area

Shower room:- 1.80m x 1.76m (5'11 x 5'9)

Upper landing

Bedroom 1:- 3.42m x 4.52m (11'3 x 14'10)

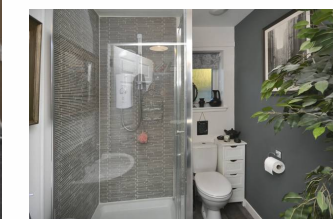
Bedroom 2:- 3.86m x 3.54m (12'8 x 11'8)

Bedroom 3:- 3.48m x 2.51m (11'5 x 8'3)

Bathroom:- 4.05m x 2.12m (13'4 x 7'0)

The property boasts impressive garden grounds which are mainly laid to lawn with drying facilities, quality decking, peaceful setting, timber garden shed and maximum privacy. Milligan Place forms part of the historic village of Kincardine which lies on the northern shores of the Firth of Forth. There are excellent 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.

An appointment to view can be made by contacting selling Agents on 01383 721141 or during weekends 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.



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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