



37 Main Street  
Newmills, KY12 8ST

Offers over £70,000



A well presented main door ground floor flat with superb mature gardens which includes a large summer house/office.

There is a good internal layout which includes a reception hallway, lounge, kitchen, double bedroom and shower room.

Gas central heating is installed with double glazed windows and all accommodation on one level.

Entrance hallway

Lounge 4.42m x 3.62m (14'6" x 11'11")

Kitchen 2.96m x 2.11m (9'8" x 6'11")

Double bedroom 4.76m x 3.11m (15'7" x 10'2")

Shower room 2.30m x 1.20m (7'7" x 4'11")

Summer House 5.13m x 3.30m (16'10" x 10'0")

The most impressive gardens enjoy a host of flower beds, large trees, shrubs, decking, timber garden shed and large summer house which could be utilised as a home office. The garden offers a peaceful setting with maximum privacy.

Newmills a popular coastal 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 close by.

Viewing: An appointment to view can be made by contacting selling agent on 01383 721141.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.



## 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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