



**Stevenson Marshall**  
Property & Law

13 Rosemill Court  
Newmills, KY12 8TJ

Offers over £170,000

# 13 Rosemill Court, Newmills

Quietly situated, a modern semi detached villa in 'hide-away' setting with mature gardens and distant views.

Accommodation comprises: entrance vestibule, dining/sitting room, lounge, kitchen, WC/cloaks, upper landing, three bedrooms, bathroom and useful floored attic.

Gas central heating is installed with double glazed windows throughout. There is excellent storage, a flexible layout and pleasant views to front. Worth highlighting is the fully lined and floored attic space which offers excellent storage, a Velux window (with superb views!), fitted carpet, pull down ladder, power and light.

Dining room: 4.51m x 2.74m (14'7 x 8'9)

Lounge: 4.57m x 3.84m (14'9 x 12'6)

Kitchen: 2.84m x 2.51m (9'3 x 8'2)

WC/cloaks: 2.63m x 0.93m (8'6 x 3'0)

Upper landing

Bedroom 1: 3.51m x 2.94m (11'5 x 9'6)

Bedroom 2: 4.02m x 2.94m (13'1 x 9'6)

Bedroom 3: 3.63m x 3.29m (11'9 x 10'7)

Bathroom: 2.70m x 2.25m (8'8 x 7'3)

The neat gardens offer lawn, patio, chipped areas, drying facilities, maximum privacy and a peaceful setting. Off street resident only parking is located close by.

Newmills is a popular coastal village situated approximately five miles west of Dunfermline City Centre, 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 Kincardine Bridges, Forth Road Bridges and M90 Motorway (Edinburgh/Perth) is also within easy reach. Bus services operate.

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



## 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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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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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.