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NEWMILLS, DUNFERMLINE, FIFE, KY12 8TJ



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Newmills is a village in Fife, lying on the north shore of the Firth of Forth. It is one of a number of old port communities that have existed on this coast and at one point even served as port for Dunfermline. The Historic town of Dunfermline is a vibrant and culturally rich centre. The Birthplace of Andrew Carnegie and the resting place of Robert the Bruce in the famous Dunfermline Abbey.

An excellent opportunity has arisen to acquire this unique semi-detached house, well situated in the heart of Newmills. Viewing of this property is highly recommended. Internally the accommodation is in immaculate decorative order, briefly comprising: ground floor: entrance hallway, lounge with large window letting in an abundance of light and a lovely focal fireplace, a modern and bright kitchen with an integrated gas hob/electric oven with extractor fan and access to the rear garden through the rear door, the dining room has space for a table and six chairs for more formal dining.

Upstairs there are three good size bedrooms which include the impressive master bedroom with storage, very attractive bathroom with shower. There is ample storage throughout the upper floor. The property is set within good sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion. This property also benefits from gas central heating, full double glazing, off-street parking for up to 2 cars, as well as more than adequate unrestricted on-street parking to accommodate for visitors.

Property Specifications



Approximate Dimensions (Taken from the widest point)

Kitchen	3.40m (11'2") x 2.40m (7'10")
Lounge	4.30m (14'1") x 3.40m (11'2")
Diner	6.80m (22'4") max x 3.50m (11'6")
WC	1.50m (4'11") x 0.97m (3'2")
Bedroom 1	3.70m (12'2") x 2.00m (6'7")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	4.00m (13'1") x 2.80m (9'2")
Bathroom	3.10m (10'2") x 1.50m (4'11")

Gross internal floor area (m^2) - $97m^2$ EPC Rating -C

Extras (Included in the sale):

Floor coverings, light fittings, blinds and window dressings.



Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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Part Exchange Available

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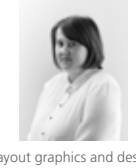




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