



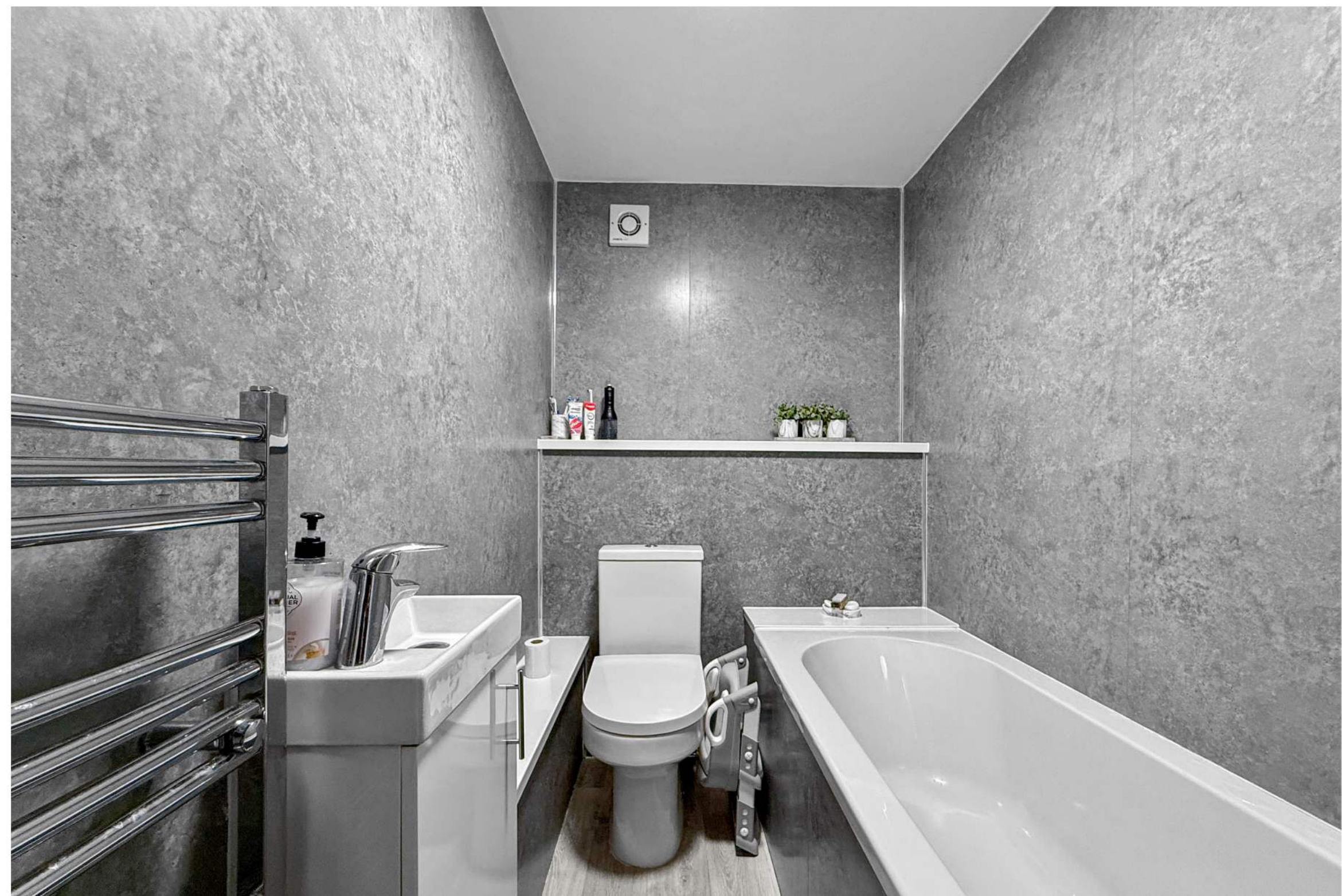
Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A well-presented, two bedroom upper flat located within the Fife, coastal village of Newmills
- A perfect first-time home, or buy to let investment with no upgrade required
- Benefitting from gardens to the rear with fantastic views towards to the Forth Estuary
- Located approximately five miles west of Dunfermline's city centre and close to the historic village of Culross. Popular coastal walks, local shops and additional amenities available within nearby villages
- Great location for commuting with easy access to the Forth Road Bridge, Kincardine Bridge and train and bus stations available within Dunfermline. Bus services through the village
- Main door entry to the rear of the flat
- Bright and spacious lounge with room for a small table and chair set
- Two double bedrooms with room for free standing furniture
- Modern family bathroom with three piece suite and shower over the bath
- Contemporary kitchen with good storage options and room for white goods
- Gardens to the rear with lawn, decked area and outbuilding
- EPC – C
- Council Tax - A



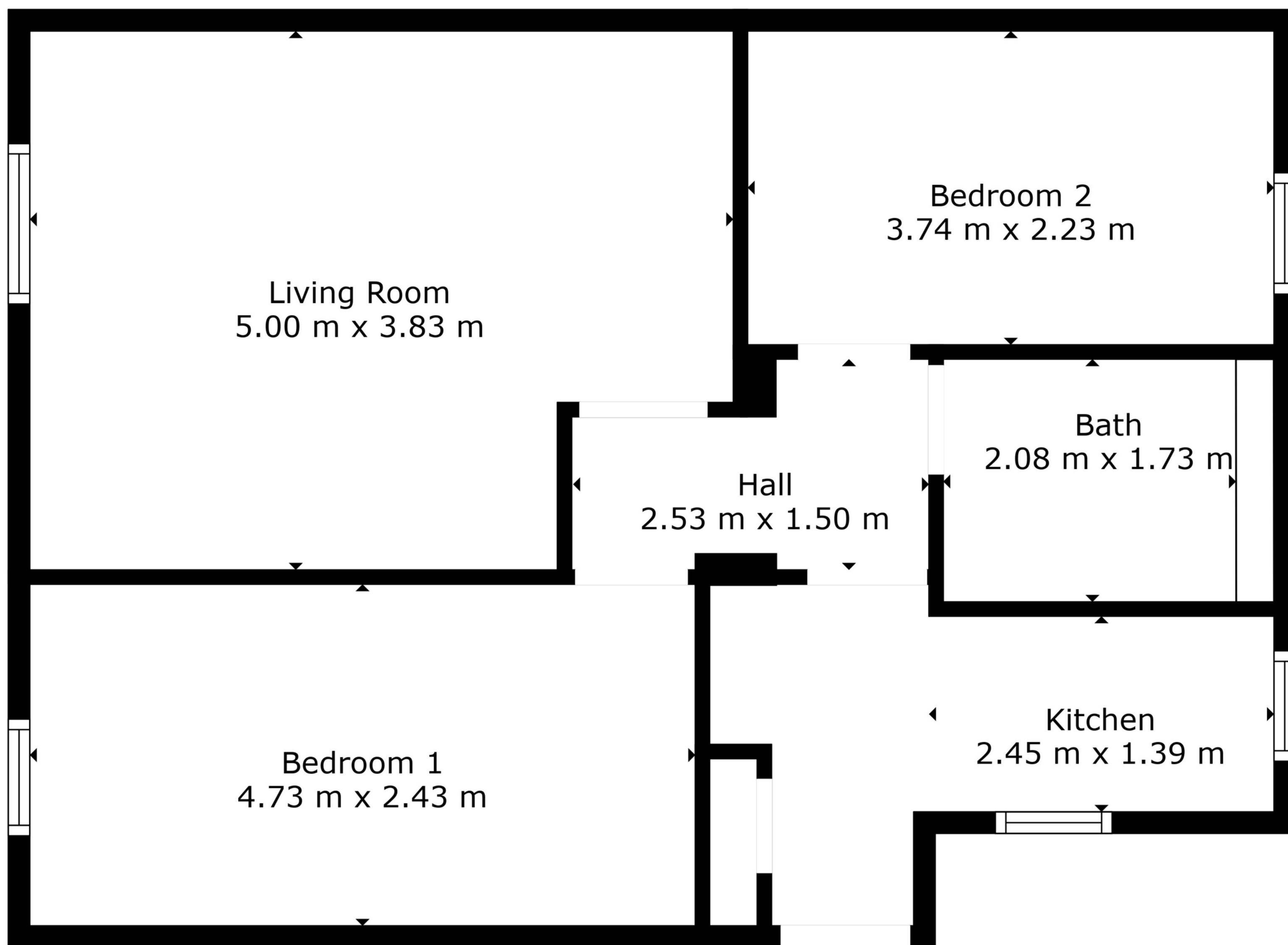


Location

Set in the heart of Fife, Newmills offers a peaceful village atmosphere with picturesque views of the River Forth and surrounding countryside. The village enjoys excellent transport links, with Dunfermline and Edinburgh just a short drive away, plus easy access to the M90 motorway, making it ideal for commuters. Newmills is home to a welcoming community, local shops, cafés, and well-regarded schools.

The surrounding area offers plenty of outdoor opportunities, from scenic walks along the river to nearby golf courses and nature reserves. Whether you're seeking a peaceful retreat or a base for exploring Fife and beyond, Newmills offers the perfect balance of rural charm and modern convenience.





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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