





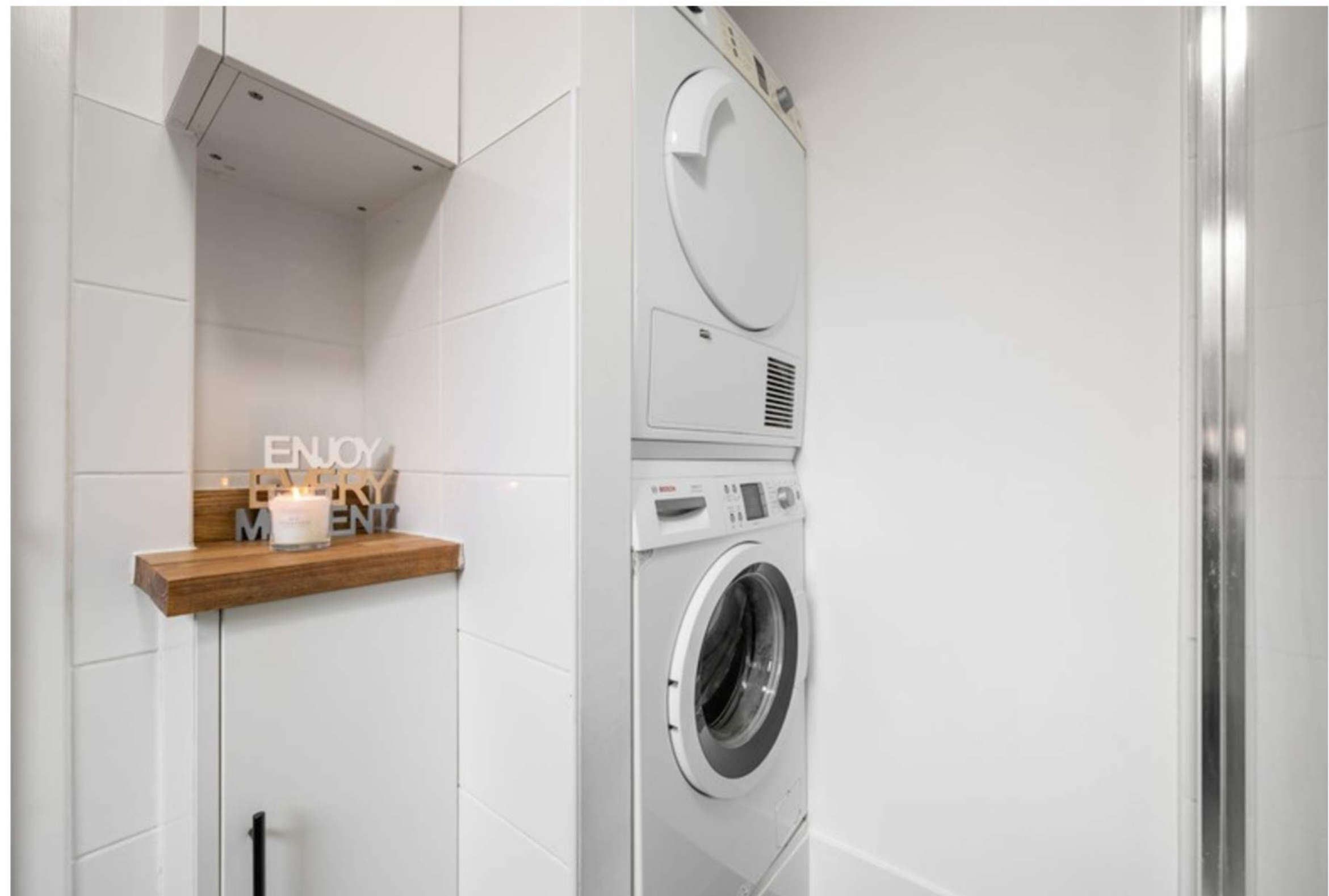
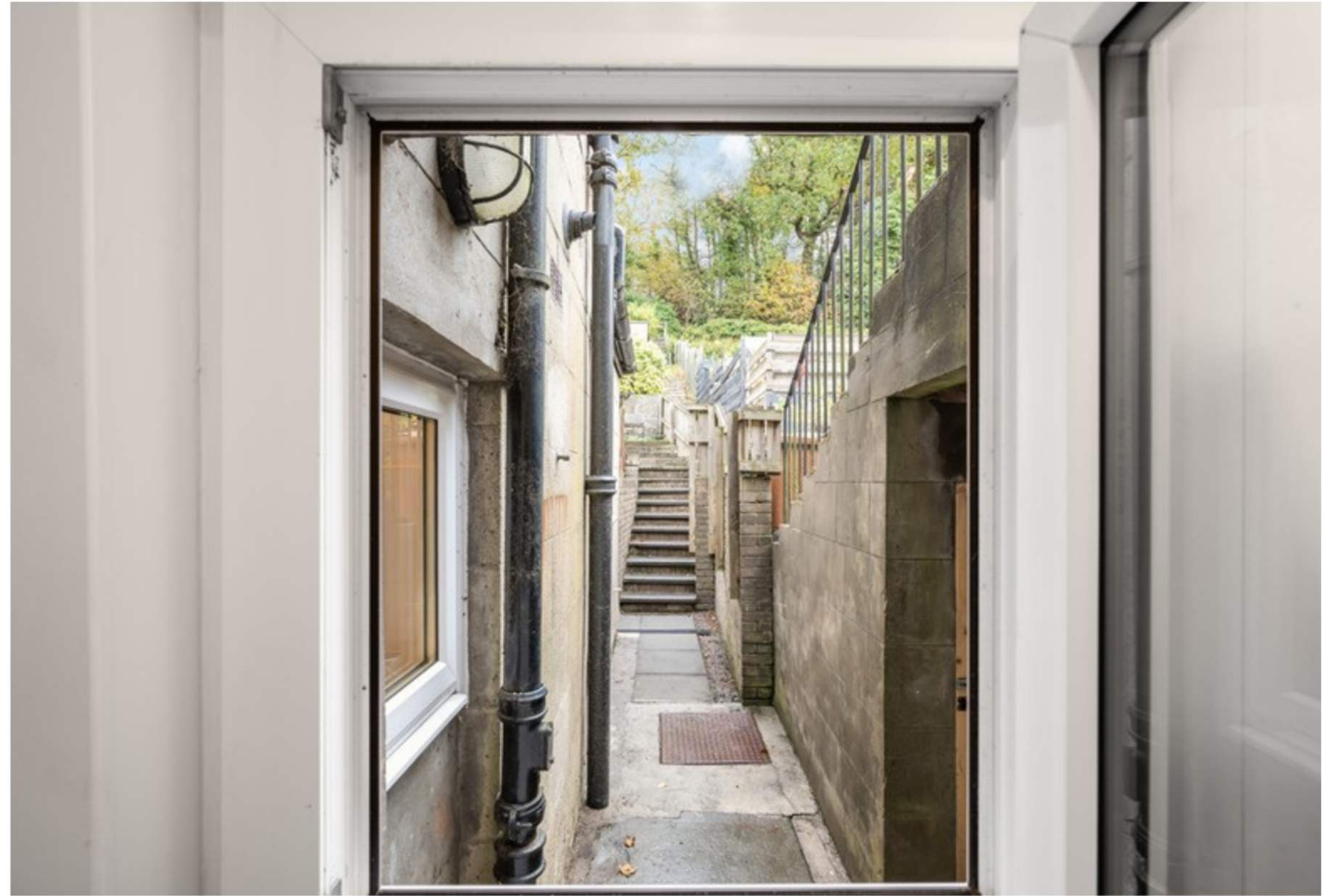
Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

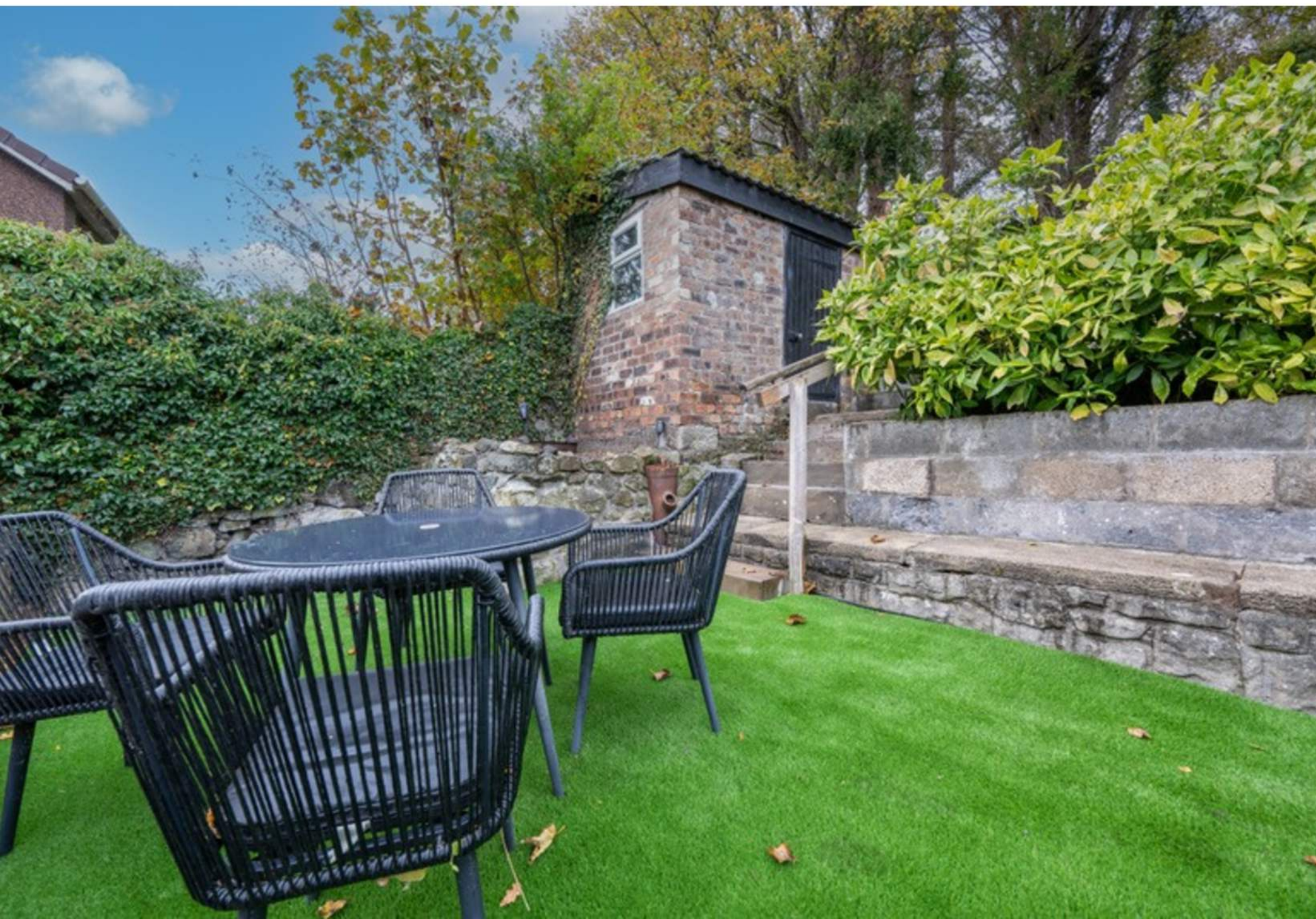
- A well-presented, two bedroom ground floor flat located within the Fife, coastal village of Newmills
- A perfect first-time home, or buy to let investment with no upgrade required
- Benefitting from neat gardens to the rear
- Located approximately five miles west of Dunfermline's city centre and close 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
- Living room and contemporary kitchen with a good selection of storage units
- Two bedrooms with room for free standing furniture and built in wardrobe space
- Modern shower room with electric shower, WC and wash hand basin
- An excellent first time home and viewing comes highly recommended
- EPC Rating – C
- Council Tax - B

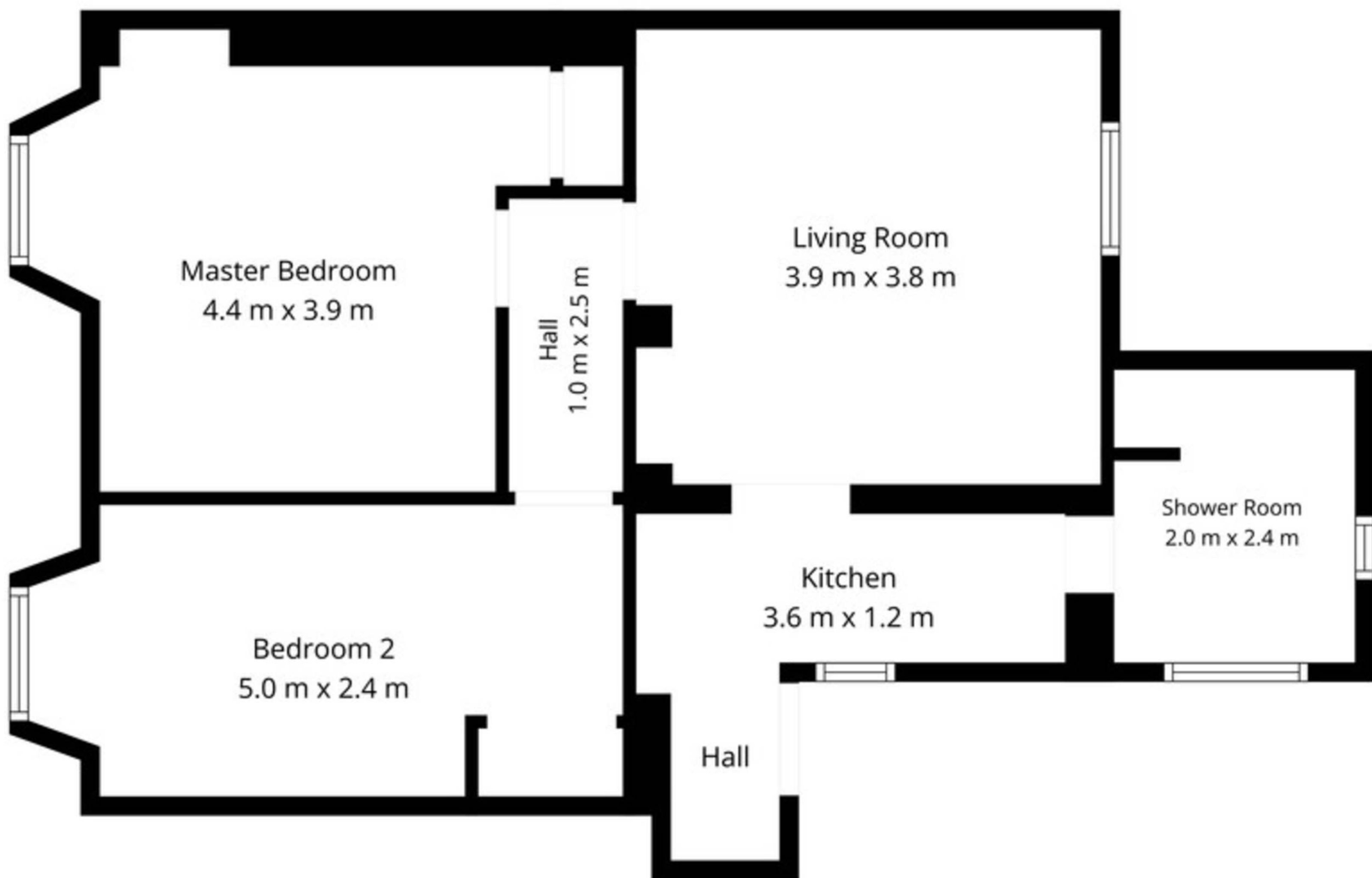




Location

Nestled along the coast of the River Forth, Newmills is a charming village that offers an appealing blend of affordability and convenience. Situated just a short drive from Dunfermline, it provides easy access to excellent transport links, making it a great choice for commuters to Edinburgh and Glasgow. The village boasts a strong sense of community, with local amenities including shops, schools, and leisure facilities available nearby, as well as beautiful green spaces like nearby Valleyfield Woodland Park and easy access to the historic village of Culross. Whether you're a first-time buyer or looking for a family home, Newmills offers a range of property options in a well-connected setting."





TOTAL: 58 m2
FLOOR 1: 58 m2
EXCLUDED AREAS: WALLS: 5 m2

Measurements Are Regarded As Highly Reliable, However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.