



**Morgans**

PROPERTY

7 Main Street, Low Valleyfield, KY12 8TF

Fixed Price £240,000



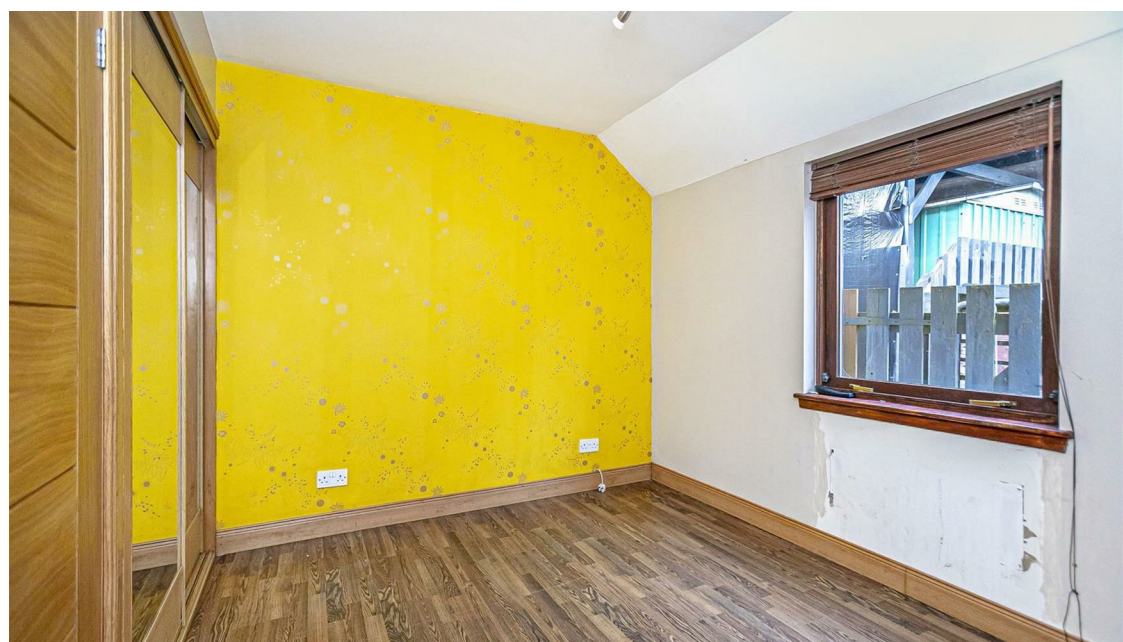




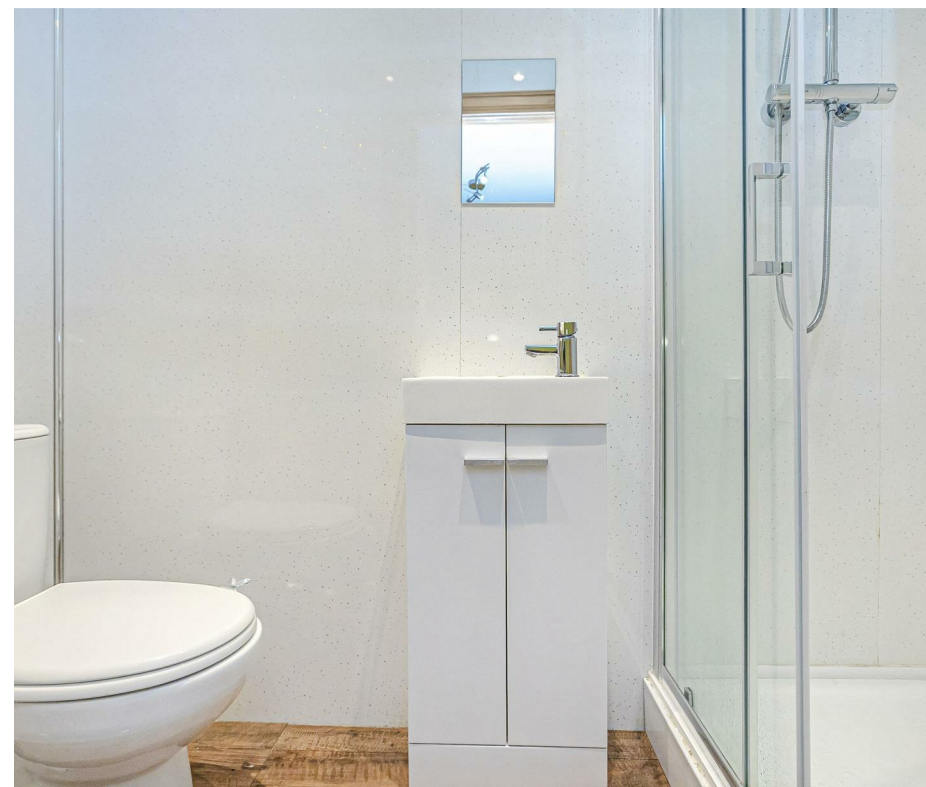




**SOLD AS SEEN.** Excellent opportunity to develop this deceptively spacious detached cottage circa 1900's (extended at a later date) into a charming family home. There are generous private gardens to the front and rear with detached workshop/outhouse and several outbuildings and sheds. The driveway gives ample access for off road parking and there is a large patio to rear. The accommodation briefly comprises entrance vestibule, lounge, kitchen, four bedrooms with en-suite facilities and bathroom. Access to attic. The property is double glazed with gas central heating. Early entry available.







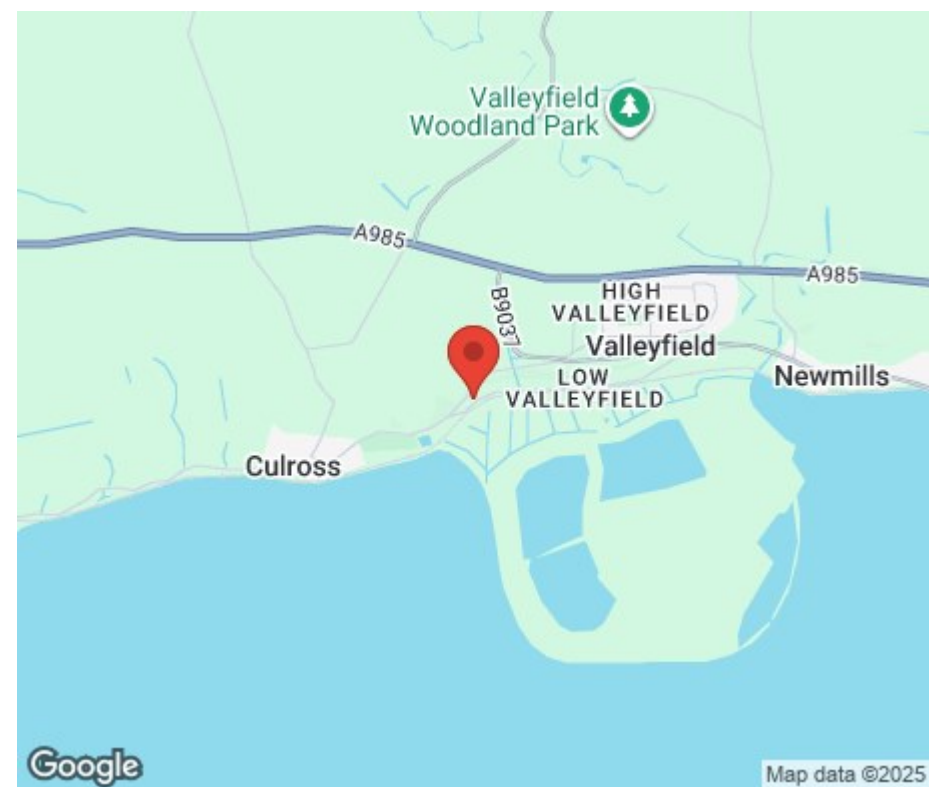
## LOCATION

The property is located in the popular village of Low Valleyfield which won a gold medal in the Beautiful Fife awards in 2017 and lies 12 miles west of the Forth Road Bridge. There are bus and road links taking you into Dunfermline City Centre which provides a wide selection of shops, schools, bars restaurants and bus and rail links throughout Fife and East Central Scotland. The village is also well placed for access to the A985 towards Kincardine Bridge and the west with 20 minute bus services to Glasgow from Kincardine. This makes the location an ideal commuter base to Edinburgh or Glasgow. The nearest primary schools are less than a mile away at Culross, Torryburn and High Valleyfield. Secondary schools are in Dunfermline. Local amenities of shops, GP surgery, cafes and pubs can be found in High Valleyfield, Newmills and Culross, each under a mile away. Low Valleyfield has close links with the Royal Burgh of Culross (National Trust for Scotland) which is a picturesque coastal village dating back to medieval times. 16th and 17th Century Culross was a thriving community and sea port, as evidenced by the architectural style of the village and surrounding properties of the period. The village looks across the River Forth complimenting Culross' natural beauty.

## AGENTS NOTE

### THIS PROPERTY IS SOLD AS SEEN.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price. This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.









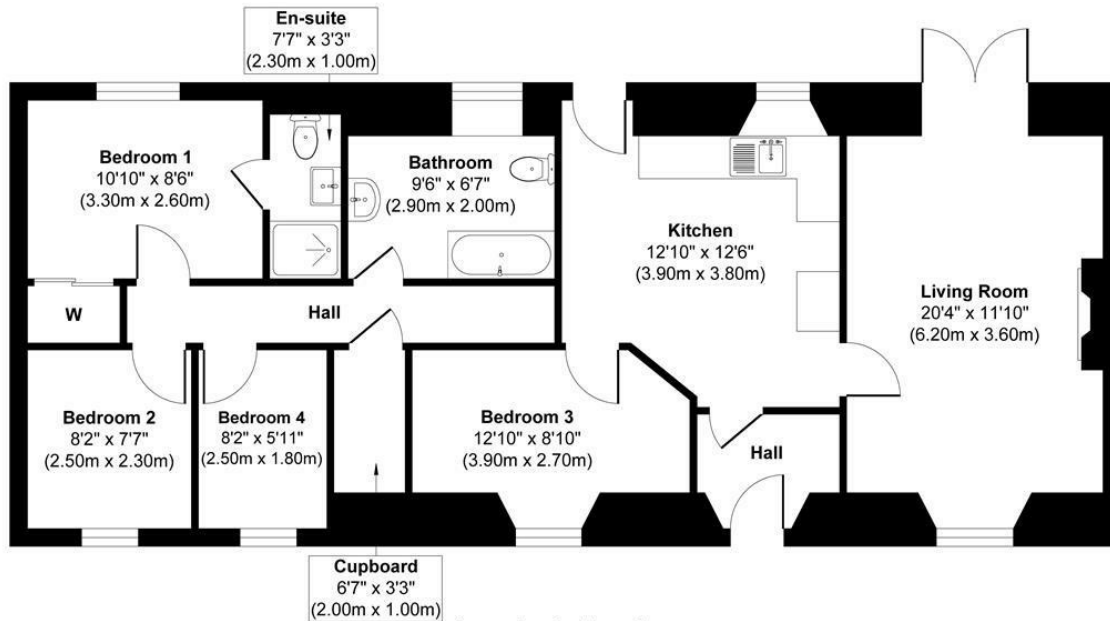




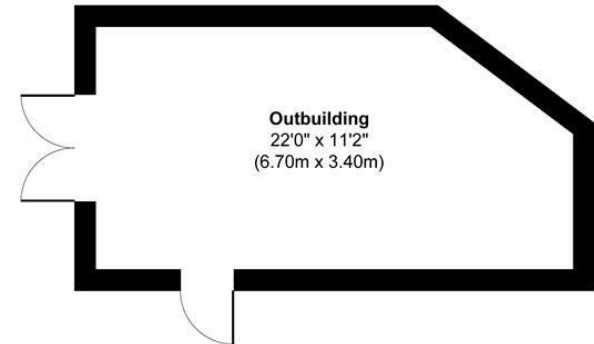




## Main Street Low Valleyfield Ky12 8TF



Approximate Floor Area  
893 sq. ft  
(82.95 sq. m)



Outbuilding  
Approximate Floor Area  
229 sq. ft  
(21.28 sq. m)



Approx. Gross Internal Floor Area 1,122 sq. ft / 104.23 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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PROTECTED

AGENTS NOTE 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. No movable items will be included in the sale.