



**Morgans**

PROPERTY

'Riverside' 28a Main Street, Low Valleyfield, KY12 8TF

Offers Over £129,000











CLOSING DATE SET 12 NOON ON FRIDAY 26TH AUGUST 2022 Set back off the main road is "Riverside" a three bedroom detached bungalow with garage and driveway built in 1964. The property requires major upgrading, yet has a great deal of potential for any discerning buyer looking for a project. Large gardens to rear approximately 1/4 acre. The accommodation briefly comprises entrance vestibule and hallway, conservatory, lounge/diner, kitchen/utility, three bedrooms, bathroom and shower room. The property is double glazed with gas central heating.







#### LOCATION

The property is located in the popular village of Low Valleyfield which recently 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

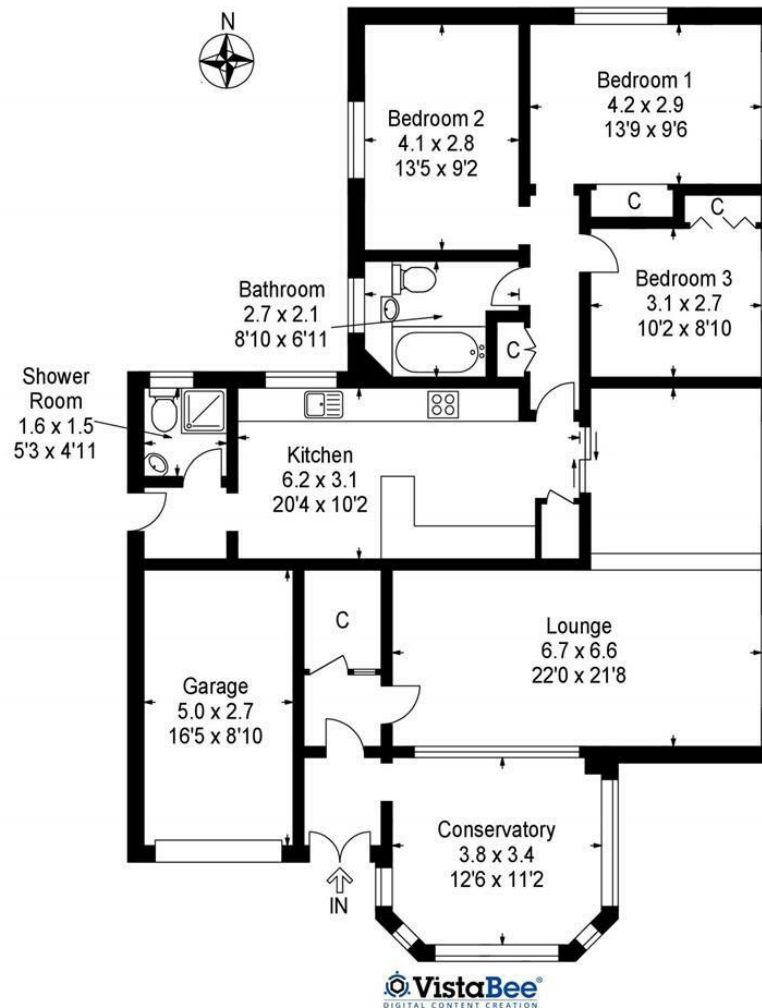
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.











**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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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.