

Morgans

PROPERTY

20 Nith Street, Dunfermline, KY11 4LY

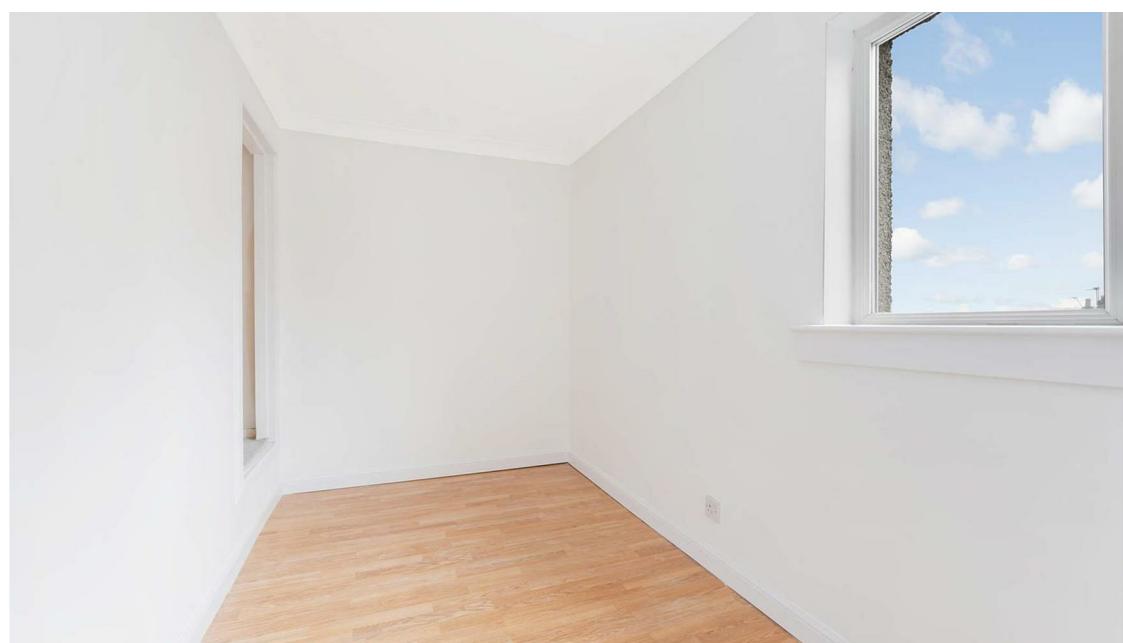
Offers Over £135,000







CLOSING DATE SET FOR THURSDAY 7TH JULY 2022 @ 12 NOON - A superb opportunity to acquire this generously proportioned semi-detached villa offering family sized accommodation and boasting a corner position with monobloc driveway for off-street parking. Early entry available. Good outdoor space with private front and rear garden and large timber shed for additional storage. The property benefits from an elevated position with views over town and beyond from the upper level. The subjects are modern and stylish with new boiler fitted in Jan 2022. The accommodation briefly comprises entrance hall, lounge/diner, kitchen and utility room. On the upper level there are three bedrooms and bathroom. Access to attic and storage. Double glazed with gas central heating.





EXTRAS INC. IN SALE

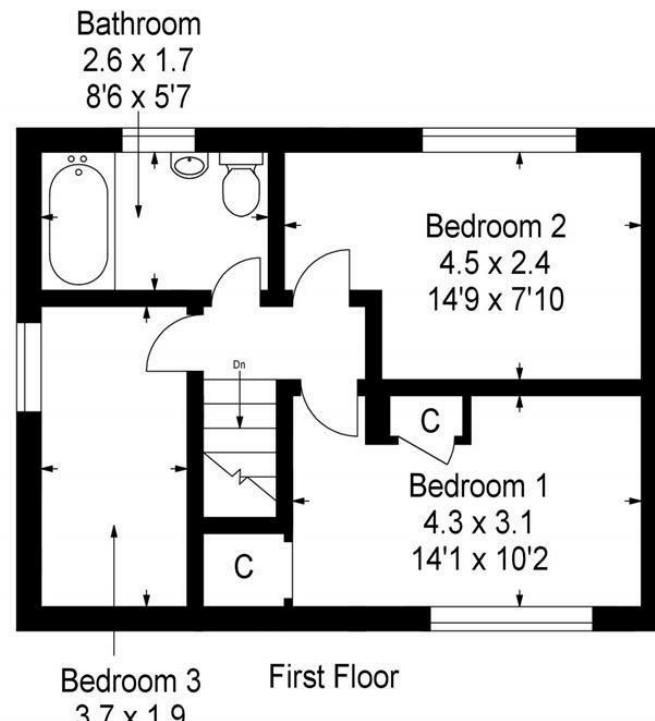
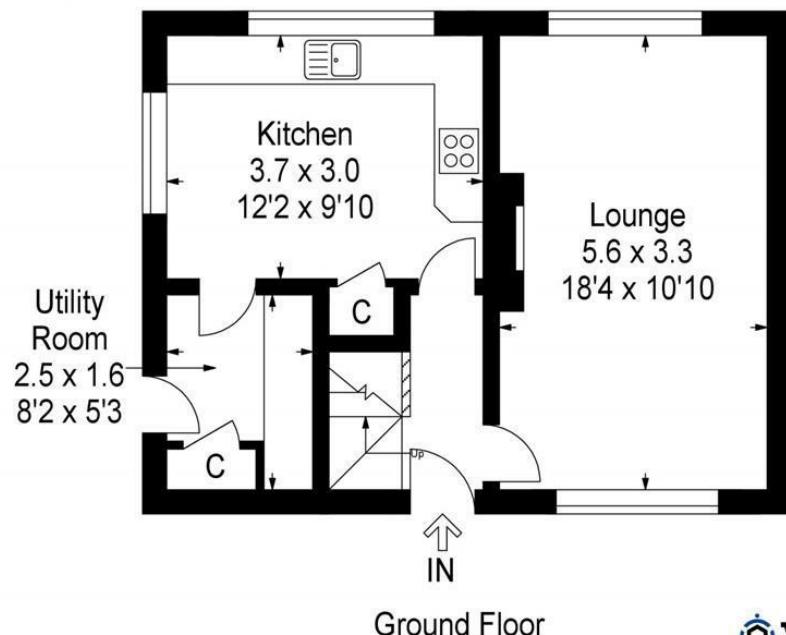
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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 since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







 **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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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.