

Morgans

PROPERTY

48 Forth Crescent, Dunfermline, KY12 8UL

Offers Over £95,000











Excellent starter home or would suit small family, well appointed within the village and within easy distance of all local amenities. This semi-detached villa briefly comprises entrance hallway with storage, lounge/diner and kitchen with door to garden on the ground floor. On the upper level there are two double bedrooms, box room with wet room. Access to attic. There are well maintained gardens to the front and rear fully enclosed providing a child and pet safe environment. The property is double glazed with gas central heating. Early entry is available.







**LOCATION**

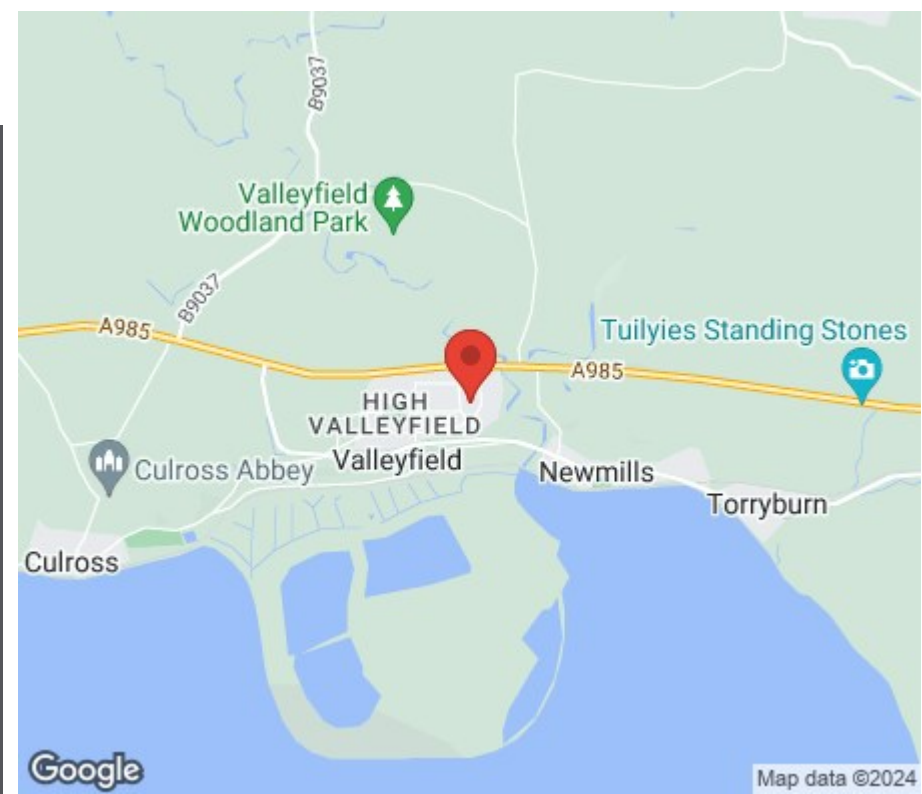
High Valleyfield is a quiet village located approximately four miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh. The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities. Approximately 1 mile away is The Royal Burgh of Culross (National Trust for Scotland) which lies 12 miles west of the Forth Road Bridge and 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's natural beauty. It benefits from a primary school, mobile post office, local pub and of course the historical Palace and grounds. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. There is a regular and reliable bus service providing transport to other west fife villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found.

**EXTRAS INC IN SALE / AGENTS NOTE**

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

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 or white goods.

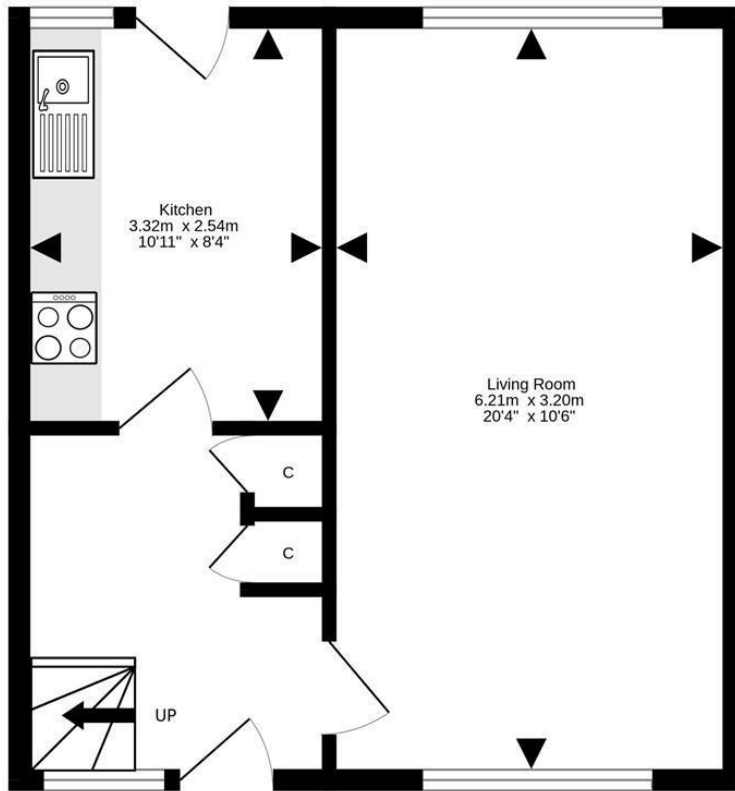
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.



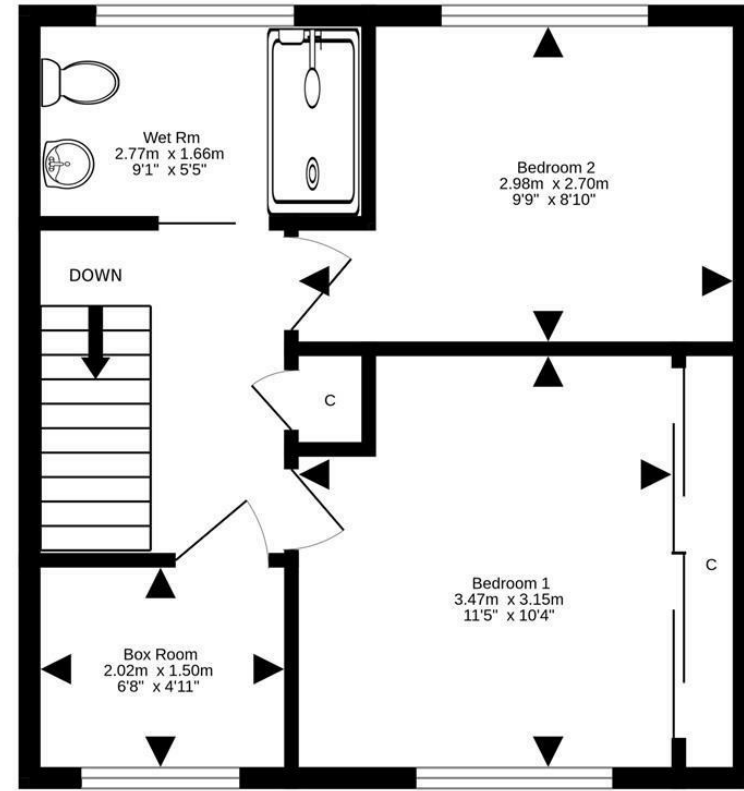








Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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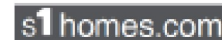


SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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



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.