



Morgans

PROPERTY

36 Hillview, Oakley, KY12 9RQ

Offers In The Region £70,000











Keenly priced due to the upgrading required, within the West Fife village of Oakley is this generous upper flat with well maintained gardens to the side and communal drying area. The gardens is fully enclosed providing a child and pet safe environment. The local shops are a two minute walk from the property. The flat requires upgrading and is sold as seen. The accommodation briefly comprises entrance hall leading to upper landing, lounge, kitchen, three double bedrooms and bathroom. Attic for additional storage. There is ample on street and visitors parking. Early entry available.







## LOCATION

The property is located in Oakley, which is a small village community located only five miles west of Dunfermline past the villages of Carnock and Gowkhall. There is an abundance of amenities within the village including a health centre, chemist, post office, and variety of shops for everyday necessities, two primary schools and nursery. All these facilities are within walking distance and a regular and reliable bus service, which passes, provides quick and easy access into Dunfermline City Centre where a more extensive range of shopping, leisure and recreational facilities can be found.

## EXTRAS INC. IN SALE / AGENTS NOTE

Please note the Electric Shower in the bathroom does not work. The ignition switch on the gas fire in the lounge does not work, it can be lit manually.

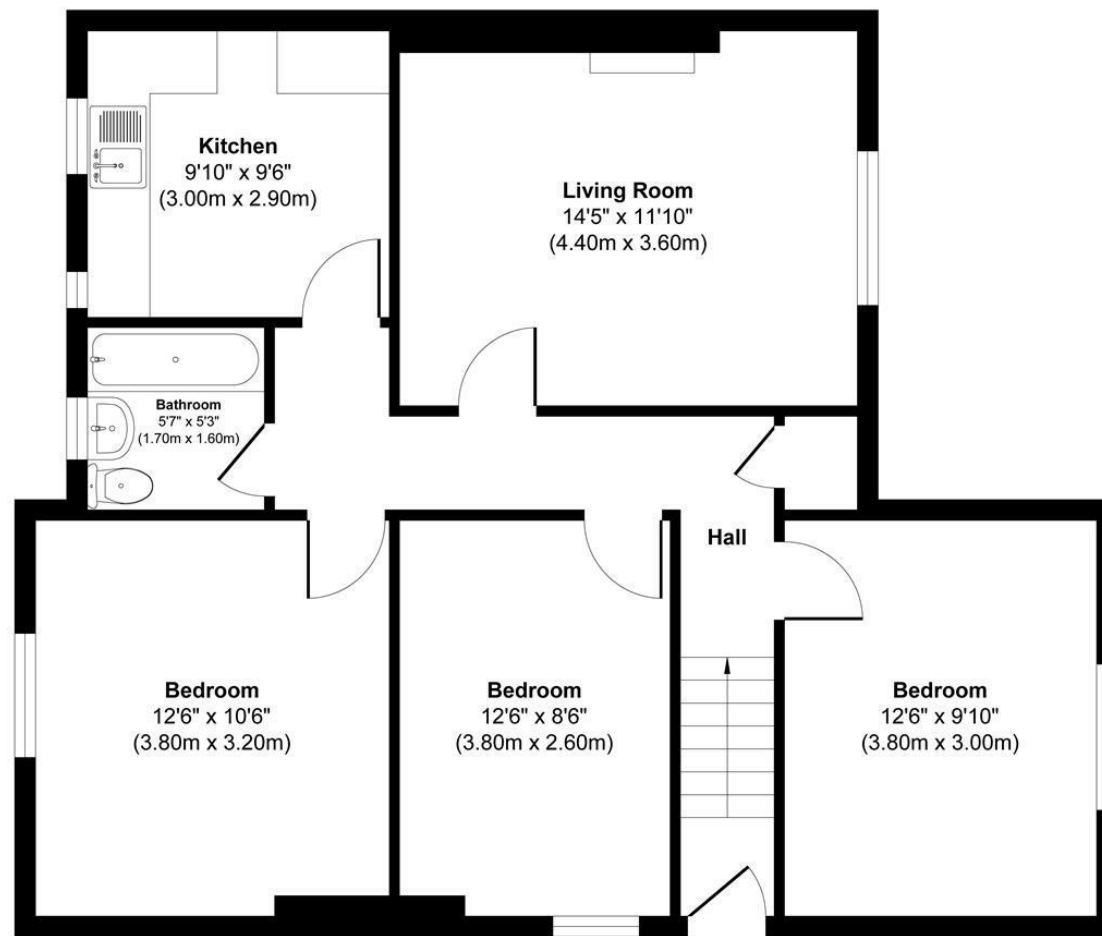
The Indesit washing machine is included. There is a living room carpet in the attic (nearly new) which is included.

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. Any intending purchaser will require to accept the position as it exists.









First Floor



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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.