



**Stevenson Marshall**  
Property & Law

27 Main Street  
Newmills, KY12 8ST

Offers over £120,000



## 27 Main Street, Newmills

A bright and spacious mid terraced villa in sought after coastal village.

There is a good internal layout which includes an entrance porch, L-shaped lounge/dining, kitchen, upper landing, two double bedrooms, box room and shower room.

Gas central heating and double glazed windows are installed throughout. There is excellent storage, useful key safe and pleasant outlooks.

Entrance porch 2.19m x 1.45m (7'2" x 4'10")  
Lounge/dining 6.29m x 4.57m (20'8" x 15'0")  
Kitchen 3.25m x 2.76m (10'9" x 9'1")  
Upper landing  
Bedroom 1: 4.26m x 2.89m (14'0" x 9'5")  
Bedroom 2: 4.43m x 2.88m (14'6" x 9'6")  
Box room 2.08m x 1.59m (6'10" x 5'3")  
Shower room 1.98m x 1.82m (6'6" x 5'1")

The well established garden grounds feature a host of flower beds, mature shrubs, timber garden shed, summer house and maximum privacy.

Newmills a popular coastal village situated approximately five miles west of Dunfermline City Centre and close to the historic village of Culross. There is a popular coastal walk, local shops and further amenities available in nearby villages. For commuters, there is a fast network of roads leading to the Kincardine Bridge, Forth Road Bridges and M90 Motorway (Edinburgh/Perth). Bus services operate close by.

Viewing: An appointment to view can be made by contacting selling agent on 01383 721141.

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.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.