



Morgans

PROPERTY

46 Dewar Avenue
Kincardine, FK10 4RY

Offers In Region Of £90,000

DESCRIPTION

Well-appointed mid terraced villa situated in quiet cul-de-sac, ideal first time purchase or would suit couples. The accommodation briefly comprises entrance hall, storage, lounge/diner, kitchen and on the upper level two double bedrooms and bathroom. Access to attic. The property is double glazed with gas central heating. There are attractive gardens to front and rear providing a child and pet safe environment. Parking on street. Early entry available. EPC RATING C.



- Entrance Villa
- Lounge/Diner
- Kitchen
- 2 Bedrooms
- Bathroom
- GCH DG
- Gardens
- EPC RATING C





LOCATION

Kincardine is a historic conservation village providing local facilities including shopping, schooling and civic amenities. The major town of Falkirk and the cities of Stirling and Dunfermline all provide a wider range of high street shopping, recreational and transport facilities to include main line rail links. Kincardine proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Fife, Stirling and Glasgow. Within a short distance is Devilla Forrest which is superb for wildlife watching, walkers and cyclists.

MEASUREMENTS

LIVING ROOM - 11'2 X 11'2

KITCHEN - 10'2 X 8'6

BEDROOM 1 - 16'5 X 9'10

BEDROOM 2 - 13'1 X 10'10

BATHROOM - 6'7 X 5'7

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

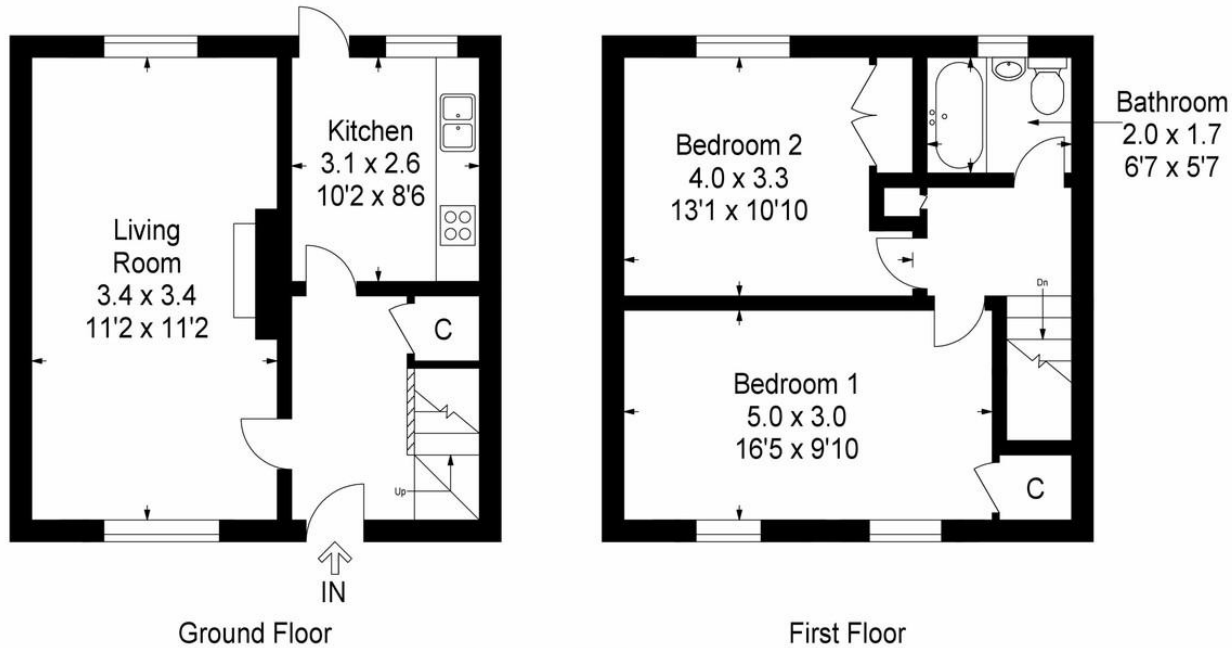
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.











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.



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