



Morgans

PROPERTY

7 Sunnybraes Terrace, , Steelend, KY12 9NE

Offers Over £75,000



2



1



1







Entrance Hall



2 Double Bedrooms



Lounge



Bathroom (Shower)



Kitchen



GCH DG



EPC Rating - C



Council Tax Band - A





## Welcome

Excellent purchase for first time buyers or any discerning buyer looking for ground floor accommodation with generous gardens and village life. The property is offered in nice condition and briefly comprises entrance hall, good storage, fitted kitchen, spacious lounge with french doors to garden. Two double bedrooms and contemporary bathroom with overhead shower. The gardens to the front are laid to lawn and good sized rear garden with shed completes this garden flat. The property is double glazed with gas central heating.











## Steelend

Steelend is a small ex mining village lying approximately six miles north west of Dunfermline. The subjects are situated within a well established community with local welfare club. In the neighbouring village of Saline approximately one mile west, there is a local shop and Golf Course with primary school. Saline provides ample everyday facilities. Regular transportation is available into Dunfermline itself where extensive facilities can be found such as the Kingsgate covered shopping centre, retail parks, secondary schooling, leisure services and excellent bus and railway links to the main motorway networks.

## EXTRAS INC. IN SALE/AGENTS NOTE

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

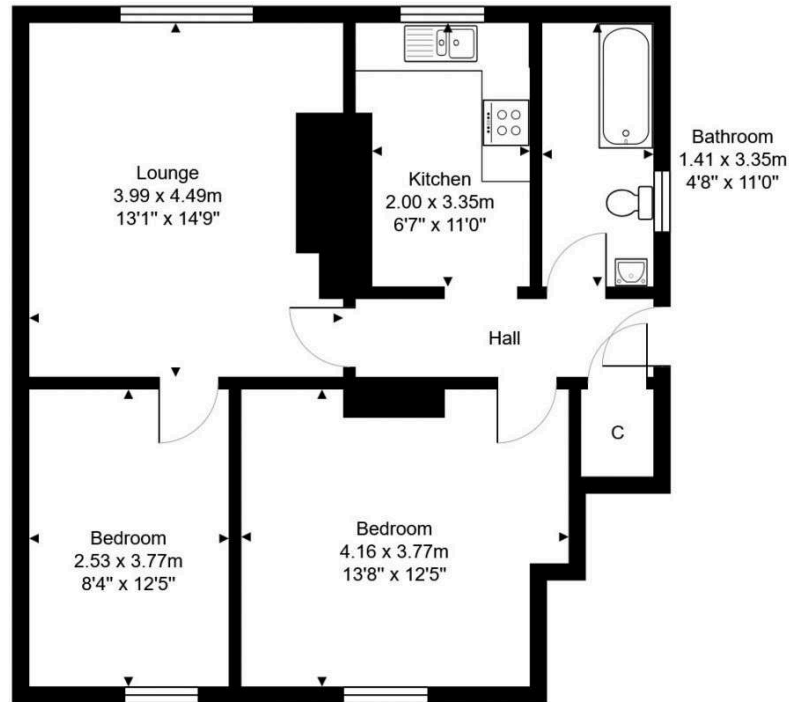
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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Total Area: 63.2 m<sup>2</sup> ... 680 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY

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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.