



Morgans
FOR SALE
01583 620222

Morgans

PROPERTY

33 Robert Smith Court, Lumphinnans, KY4 8AE

Offers Over £115,000



3



2



1





Entrance Hall



3 Double Bedrooms



Lounge



Master En-suite



Kitchen



Bathroom



EPC Rating -



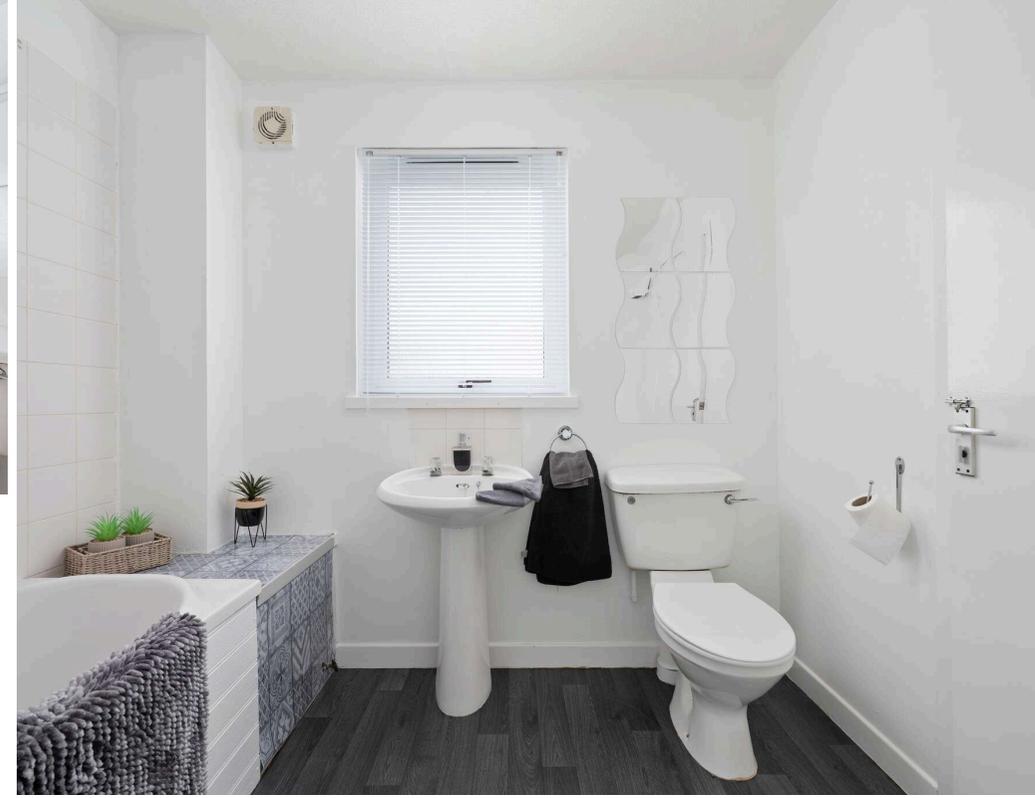
Council Tax Band -



Welcome

Keenly priced. An excellent three bed mid terraced townhouse, ideal for families and couples or indeed an investor looking for a good annual yield. This spacious villa is spread over three levels and is easily accessible with private residents parking and bike store. This small community has a voluntary community garden/grounds fund (approximately £10 per month) where you can benefit from the well maintained and lovely enclosed gardens all year round and shared courtyard area. There are superb views over the countryside towards Benarty Hill. The property is well presented and offered in nice condition. It briefly comprises entrance hall, two double bedrooms and bathroom with overhead shower on the ground floor with excellent storage, the first floor comprises spacious lounge and fitted kitchen and the top floor has a master bedroom with en-suite facilities and large walk in wardrobe. The property has ample residents parking and visitors parking. It is double glazed with electric heating.





EXTRAS INC. IN SALE /AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. There is a voluntary fund of £10 per month for garden and ground maintenance. 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.









Lumphinnans

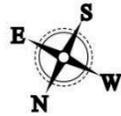
Lumphinnans is a small village placed between the larger towns of Cowdenbeath and Lochgelly in central Fife. Lumphinnans Primary School is situated on the Main Street and hosts community events in the evenings. There are local amenities available including the Bowling Club. The larger town of Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

Morgans Property Package

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



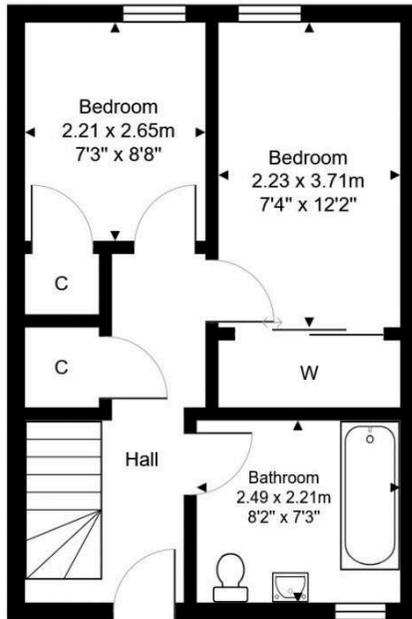
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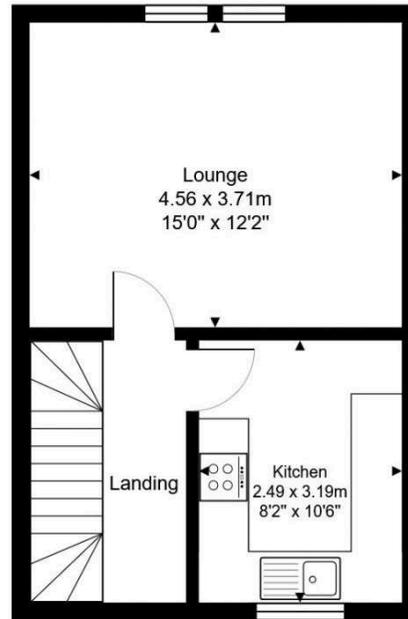
Total Area: 87.5 m² ... 942 ft²



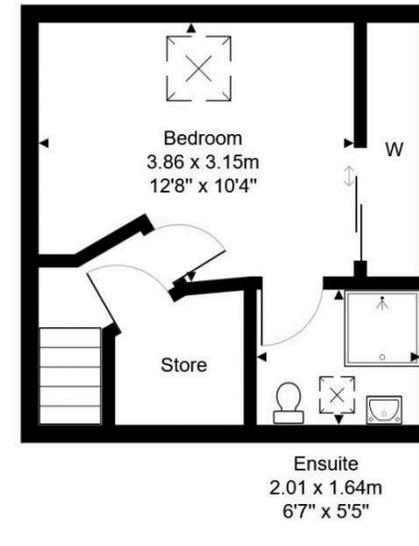
All measurements are approximate and for display purposes only



Ground Floor



1st Floor



2nd Floor



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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.