

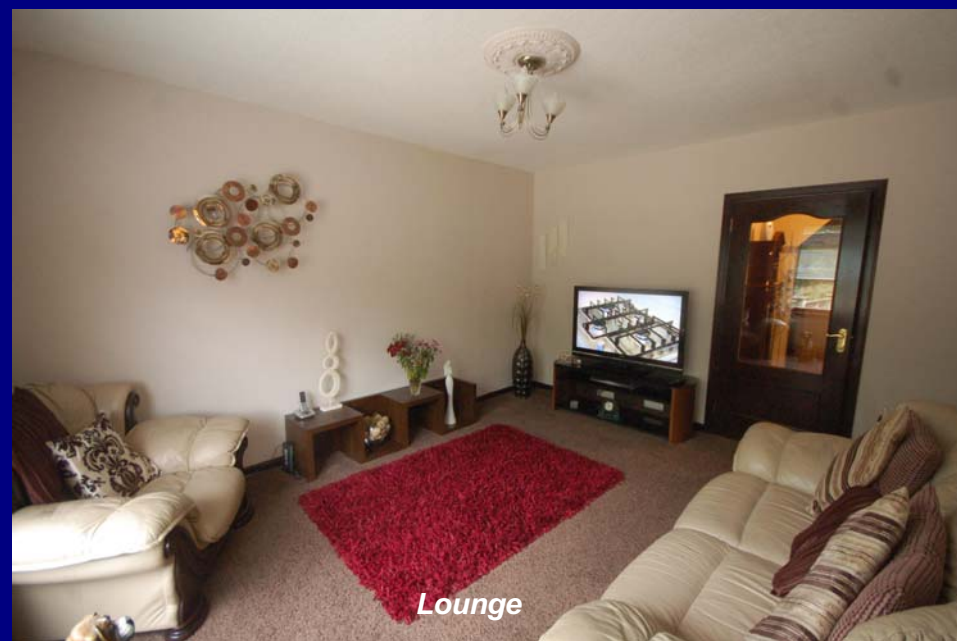


95 CHAPEL STREET, HIGH VALLEYFIELD, KY12 8TU

DOLLAR 3m KINCARDINE 4m CLACKMANNAN 5m ALLOA 6m DUNFERMLINE 11m
KINROSS 13m STIRLING 14m EDINBURGH AIRPORT 29m PERTH 29m GLASGOW 32m

BEAUTIFULLY PRESENTED AND RECENTLY UPGRADED 3 BEDROOM, TWO PUBLIC ROOM END TERRACE HOUSE IN A QUIET SITUATION WITH GARDEN TO REAR

**OFFERS OVER £99,000
HOME REPORT VALUE - £105,000**



SITUATION

The property is situated within the popular village of High Valleyfield which offers a selection of local shops and schools. The property is well placed for further local and high street shopping in Dunfermline town which also provides a selection of bars, restaurants, churches, primary and secondary schools along with numerous leisure facilities. There are a variety of activities available locally including equestrian centres and trails, golf at Kincardine, Muckhart, Alva and Gleneagles (15m), walking and mountain biking. Schooling for all ages is also to hand with secondary schooling at Dunfermline High, Lornshill, or Alva.

The area is served by Queen Margaret and Dunfermline Railway Stations. For the commuter, the M90 and Kincardine Bridge provide access to Glasgow, Edinburgh, the central belt and beyond.

ACCOMODATION

Ground Floor

Entrance hall, lounge, master bedroom, back hallway, kitchen, bathroom, two further double bedrooms.

Attic

The attic has been fully floored and walls painted. At present it is used for storage but it could be utilised for other purposes subject to securing the necessary planning and building consents.

Garden + Garage

The house is accessed via a large monoblocked driveway with parking for two or more cars. This driveway leads to a single garage with electricity.

The front garden consists of a large minimal maintenance stone chipping area with ornate flower arrangements.

The rear garden is mainly laid to slab with a raised decked seating area (5m x 2m). There is a garden shed to the south east corner measuring 2.5m x 2m. The front entrance to the house is laid to monoblock with ample parking areas.



Master bedroom



Kitchen

95 Chapel Street, High Valleyfield:

Gross internal floor area approx 57 sq m

This attractive family house has been completely and tastefully upgraded over recent years. For example, cavity wall insulation has been installed, the harling and roof were replaced three years ago, all doors and skirtings have been upgraded with mahogany. Brass/Silver switches and sockets have been installed. The house has been finished to an exacting standard with no expense spared.

GROUND FLOOR

ENTRANCE HALL (N) 2.90m x 1.00m
Partially glazed entrance door with full length glass window to the side, partially glazed internal door to lounge, door to master bedroom. 2x small hall cupboards. Carpeted floor.

MASTER BEDROOM (W) 3.10m x 2.50m
Full length fitted partly mirrored wardrobe approx 80cm deep. Wood effect laminate flooring. Ornate ceiling surround. Wall mounted TV wired for Sky television.

LOUNGE (N,) 4.40m x 3.50m
North facing large custom fitted double glazed window. Thick carpeted floor. Half glazed doors to front and back hallways. The lounge western wall is plumbed for a gas fire however the owners have never had the need to install one as the house is well insulated.

BATHROOM (S) 1.80m x 1.70m
Fully tiled bathroom. WHB, toilet and bath with overhead shower. Window to south. Storage cupboards.

KITCHEN (W) 3.00m x 2.30m
Good sized galley style kitchen room thoughtfully designed for family living. Refitted four years ago. Fully tiled walls. Granite effect worktops.

BEDROOM 2 (S) 4.30m x 2.50m
Large bedroom with window to south. Carpeted floor. TV point.

BEDROOM 3 (S) 3.20m x 2.30m
Laminate flooring. TV point.

ATTIC

The attic is floored and carpeted. The coombed ceilings have been plasterboarded and painted. This is a very useful space.

GARDENS AND GARAGE

See description on opening page



Bedroom 2



Bedroom 3



Back garden



Floored attic

SERVICES

The house is served with mains water, electricity and gas. It has gas fired central heating. Council Tax band C

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared July 2012.

CLOSING DATE/ITEMS INCLUDED IN THE SALE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice. The carpets, floor coverings and curtains are included in the sale.

VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd.

OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



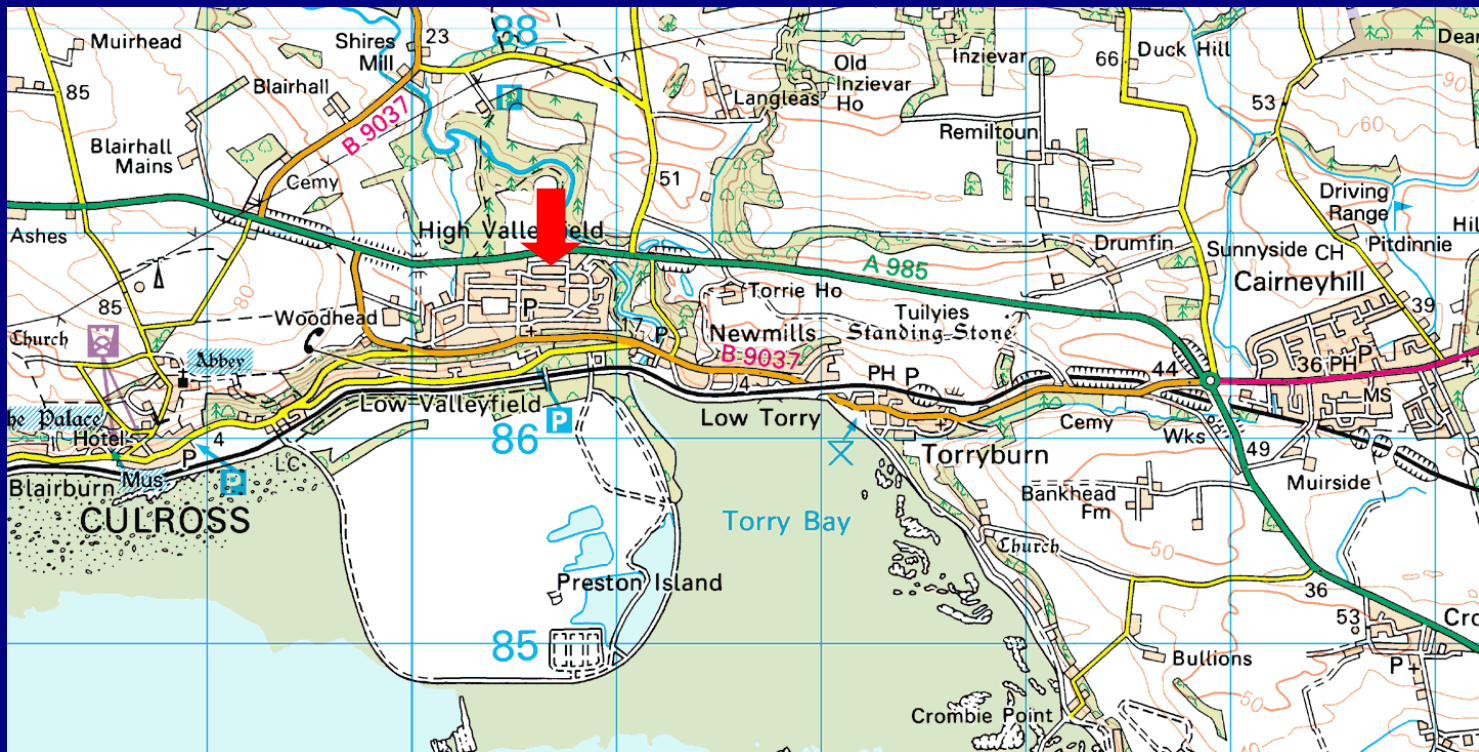
Rear and side elevations



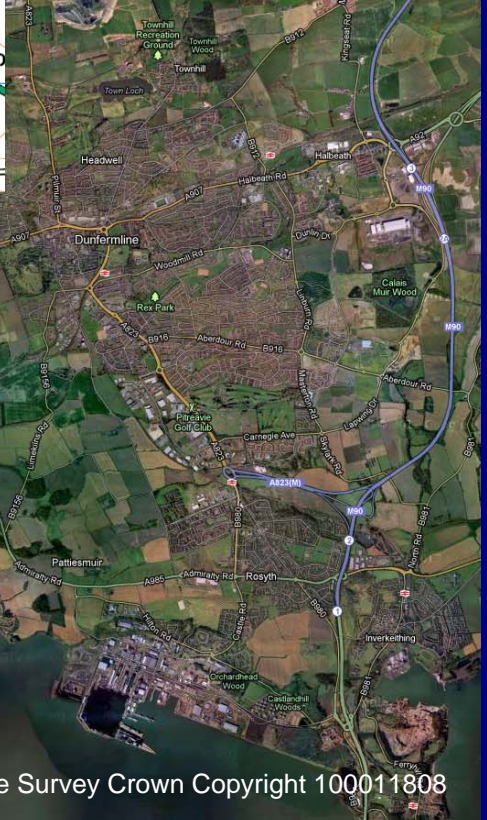
Garage



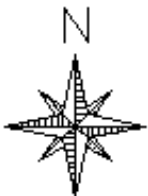
House from street



Directions:
 From Dunfermline: Take the A907 (Carnegie Drive) westwards. Continue onto the A994. Continue due west for 4 miles on this road passing Crossford and Cairneyhill. After passing through Cairneyhill go straight over the roundabout. Follow this road and stay right at the fork in the road signed High Valleyfield. On entering High Valleyfield, take a right signed Valleyfield Avenue. After 200ft, turn right on to Chapel Street. Follow the road until you reach number 95 at the top of the estate.



LOCATION PLANS



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