

A photograph of a white semi-detached house with a dark grey tiled roof. The house features a central green door with a small heart-shaped window above it and a brass door handle. To the left of the door is a large window, and to the right is a bay window. Above the main floor, there are two dormer windows, each containing three panes. The house is surrounded by greenery, including a large bush on the left and a lawn in the foreground. The sky is blue with some clouds.

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*

**131 Rose Street, Dunfermline, KY12 0QT**  
**Offers in the Region of £285,000**





Superb semi detached villa well positioned with most attractive views, secluded gardens to the front and back. A peaceful feeling to gardens and house, yet a short walk to Dunfermline town centre and train station with fast connection to Edinburgh.

Entrance hall, Lounge (Period fireplace & bay window), Dining room (Period fireplace), Modern kitchen, , Family bathroom, Office/bedroom 4, 3 Double bedrooms (Master en-suite shower room). Double glazing/gas central heating. Gardens. Bright accommodation. Move in condition. Some original features. Modern decor. Solid oak floors. Wood finishings. Ideal family home. EPC - E.





## LOCATION

Rose Street enjoys a convenient location close to the town and also withing walking distance to Dunfermline railway station. An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee. The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area you have Fife Leisure Park, home to a 10 screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline; for the keen golfers there are three private courses within proximity. Dunfermline Carnegie Library and Galleries was named best building in Scotland in 2017; Pittencrieff Park was voted best park in Scotland in 2019 and the Andrew Carnegie Birthplace Museum won the UK Family Friendly Museum Award in 2019.

## PROPERTY

- Entrance vestibule
- Hall
- Lounge - bay window & fireplace
- Dining room - fireplace
- Modern kitchen
- 3 Double bedrooms (master en-suite)
- Office/Bedroom 4
- Family bathroom
- Gardens
- Double glazing / Gas central heating

## ACCOMMODATION

### Entrance vestibule

With solid oak floor. A 15 pane glazed door leads to the hall.

### Hall

With doors to lounge, dining room, family bathroom and office/bedroom 4. Stairs with attractive carpet runner and stair rods leads to the upper level. Moulded archway with corbals. Solid oak floor.

### Lounge

This bright attractive room features the original fireplace and a bay window. Cornicing. Solid oak floor. Front.

### Dining Room

Also features a period fireplace. A 15 pane glazed door leads to the kitchen. Solid Oak floor. Cornicing. Rear.

### Kitchen

With modern floor and wall units with contemporary worktops. Large handy understairs storage cupboard housing gas boiler. Side and rear.

## Family bathroom

A good sized bathroom with a separate shower compartment. Wash hand basin set in vanity unit with storage. Fully tiled. Rear.

## Office/Bedroom 4

A flexible room which is currently used as an office and would easily lend itself as a fourth bedroom. Solid oak floor. Front.

## Mezzanine level

With door to bedroom 3. Stairs to upper level. Cornicing.

## Landing

Deep storage cupboard. Doors to 2 bedrooms.

## Bedroom 3

A good sized third bedroom. Large storage cupboard. Laminate floor. Side.

## Master Bedroom

This lovely bright master bedroom features a triple window, which allows the views to the 3 bridges and beyond to be enjoyed. Door to en-suite. Front.

## Ensuite

With modern white suite. Side.

## Bedroom 2

The second double bedroom also has a triple window with the views to the 3 bridges. Laminate floor. Front.

## Outside

This property enjoys attractive areas of garden ground to the front and rear. The front garden comprises an attractive patio area and enjoys good privacy afforded by mature hedging. The larger rear garden comprises areas of plum slates, 2 areas of lawn and areas for general planting. Garden shed.

## HEATING

The property has gas central heating based on the Worcester boiler located in the cupboard off the kitchen.

## GLAZING

Double glazing.

## EXTRAS

All the carpets and blinds are including in the sale price together with the aforementioned garden shed.

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.



## VIEWING

Contact Ross & Connel on 01383 721156 or  
07450982727 at weekends

## OFFERS

Notes of Interest and offers on this property should be  
submitted directly to Ross & Connel by calling  
01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and  
market appraisal on your property please contact  
Alan Dear at Ross & Connel on 01383 721156

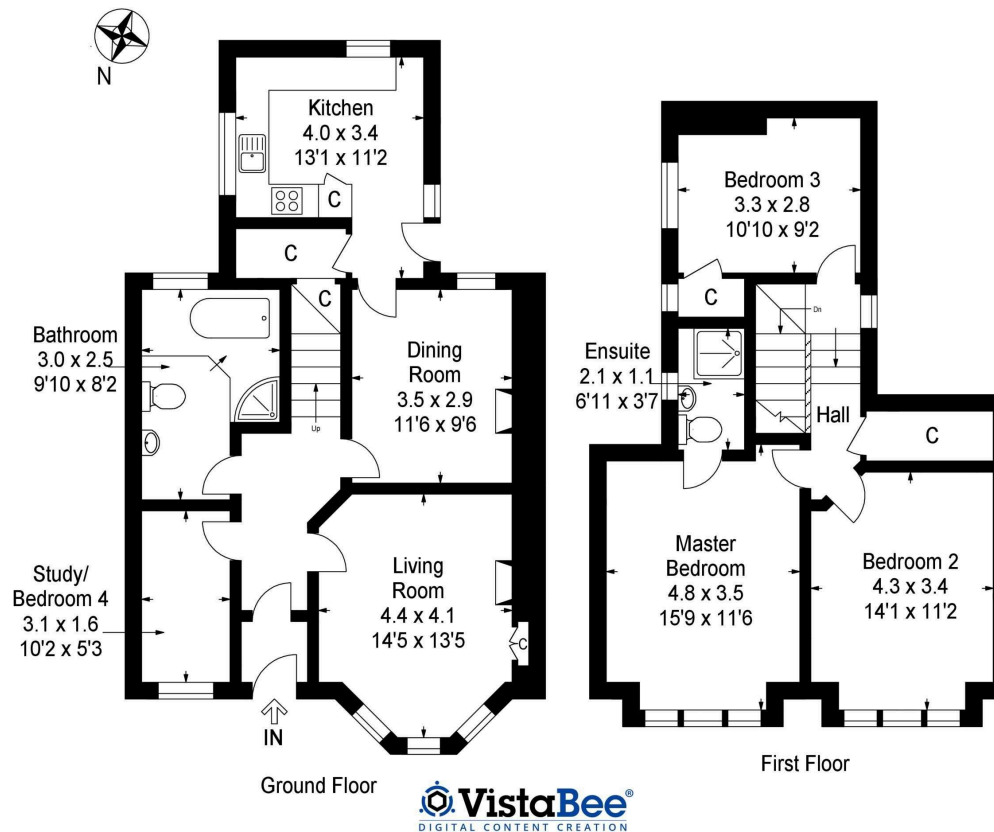
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The dimensions provided may include or exclude recesses,  
intrusions and fitted furniture. They have been chosen to  
indicate the general size and shape of each room only.  
Detailed measurements ought to be taken personally.

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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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