

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



4 Carron Grove, Dunfermline, KY11 4LN
Offers Over £370,000



Rarely available in today's market is the opportunity to acquire this substantial executive detached villa in quiet location and offering generously proportioned and very flexible family accommodation. Ground floor - Spacious dining hall, WC, Living room, Dining kitchen, Utility room, Sun lounge, 2 Double bedrooms (1 with en-suite shower room), Spacious landing, Conservatory, Master bedroom with large en-suite bathroom, 2 Further double bedrooms, Large family bathroom. Double glazing. Gas central heating. Well proportioned gardens to the front, side and rear. Monoblock driveway leads to a car port and single car garage. Superb family home. Early viewing is highly recommended! EPC - D

LOCATION

Situated in the Kingdom of Fife just five miles from the Queensferry Crossing and the Forth Road Bridge, Dunfermline was once Scotland's capital and the birthplace of seven Kings. World famous for its Abbey, Robert the Bruce and Shakespear's Macbeth, today it is a thoroughly modern and convenient town much favoured by commuters to Edinburgh (17 miles) and Glasgow (40 miles). It has an excellent shopping centre, a number of good schools and numerous leisure activities. The famous Carnegie Theatre, as well as a multi screen cinema, parks, leisure centres and a number of private health clubs are all within the immediate vicinity. Fife's championship golf courses and fine sandy beaches are within a short drive (St. Andrews 40 miles). The M90 is readily accessible and there are two excellent main line rail stations, as well as a 'Park and Ride' link at Halbeath and Inverkeithing. This property is located within walking distance to Queen Margaret railway station, Queen Maragret Hospital, two high schools, and two local restaurant/bars.

PROPERTY

- 4 Public rooms
- 5 Double bedrooms (2 with en-suites)
- Spacious dining kitchen
- Utility room
- Large family bathroom
- Superb family home
- Requires some upgrading
- Generously proportioned room sizes
- Garage, carport and monoblock driveway
- Lovely quiet location

ACCOMMODATION

Spacious dining hall

This is a very spacious area which is currently used as a formal dining room. 15 pane glazed doors to lounge and kitchen. Doors to WC and 2 bedrooms. Stairs to upper level. Understairs storage cupboard.

Living Room 6.30 m x 4.90 m / 20'8" x 16'1"

Spacious room featuring an attractive open coal fireplace. Door to garden. Picture window. Rear.

Dining Kitchen 4.90 m x 4.80 m / 16'1" x 15'9"

Well proportioned dining kitchen. Picture window. Integrated fridge, dishwasher and double oven and hob. 15 pane glazed door to utility room. Rear.

Utility Room 2.70 m x 2.30 m / 8'10" x 7'7"

With 15 pane glazed door to Sun lounge. Door to garden. Door to carport.

Sun lounge 4.50 m x 2.90 m / 14'9" x 9'6"

A very flexible room. Door to carport. Rear.

Bedroom 2/Guest room 3.60 m x 3.50 m / 11'10" x 11'6"

An excellent guest bedroom boasting an en-suite shower room. Front.

En-suite shower room 2.40 m x 1.50 m / 7'10" x 4'11"

Side.

Office / Bedroom 5 3.30 m x 3.00 m / 10'10" x 9'10"

Currently used as an office. Front.

Landing

With doors to conservatory, 3 bedrooms and bathroom. Linen cupboard with double doors. Partially floored loft with light and power accessed via a ramsey style ladder.

Conservatory 3.60 m x 2.40 m / 11'10" x 7'10"

This attractive room was formally the balcony converted into an all year round space. Front.

Master Bedroom 4.30 m x 4.20 m / 14'1" x 13'9"

A generously proportioned double bedroom boasting 2 built in wardrobes. Further storage cupboard with light. Door to en-suite shower room. Side.

Ensuite Bathroom 3.50 m x 1.80 m / 11'6" x 5'11"

This spacious en-suite has a shower set over the bath. Storage cupboard off with light. Side.

Bedroom 3 4.20 m x 3.60 m / 13'9" x 11'10"

Side.

Bedroom 4 4.03 m x 3.00 m / 13'3" x 9'10"

With built in wardrobe. Side.

Family Bathroom 3.3m x 3.1m / 10'10" x 10'2"

This superbly proportioned family bathroom has a corner bath and a separate shower compartment.

Garden

The property has well proportioned areas of garden ground to the front, side and rear comprising decking, chipped areas, areas of lawn, patios, well stocked borders, a feature pond and borders for general planting. Enclosed by fencing and hedging.

GARAGE/DRIVEWAY

There is a monoblock driveway leading to the single garage and carport.

HEATING

Gas central heating based on the Baxi boiler located in the garage.

GLAZING

Double glazed doors and windows.

EXTRAS

All the carpets and blinds together with the garden shed, greenhouse and summerhouse.













VIEWING

Contact Ross & Connel on 01383 721156 or
Saturday and Sunday 07450982727

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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VistaBee
DIGITAL CONTENT CREATION

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)
VistaBee 2020

These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

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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