



ROSS & CONNEL

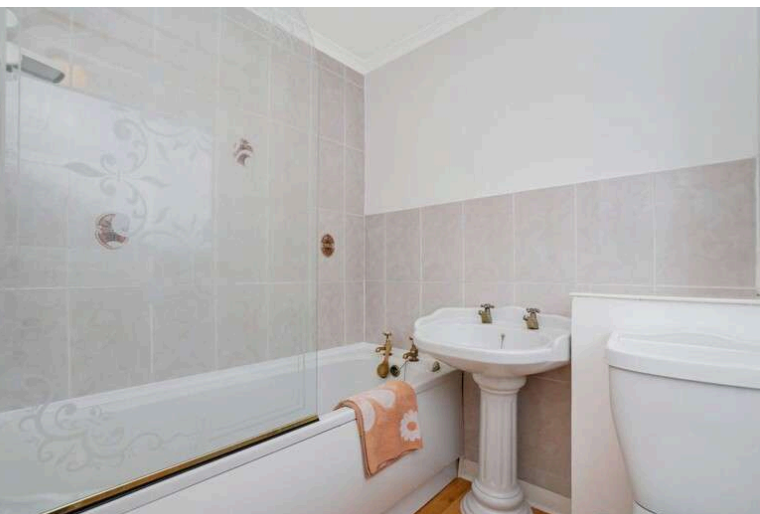
Solicitors, Estate Agents & Business Lawyers

90 Pitcorthie Drive, Dunfermline, KY11 8AJ
Offers Over £159,000



Semi detached villa located within the very popular Pitcorthie estate and enjoying attractive views to the rear over the golf course to the Forth Bridges beyond.

Entrance hall, Lounge, Dining room, Kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens. Garage. Driveway. Popular property type. Ideal family home. Early viewing essential. EPC - C. Good energy efficiency.



LOCATION

This property enjoys an attractive location within the much sought after Pitcorthie estate, and has a superb open aspect to the rear over Pitreavie golf course. The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY

- Hall
- Lounge
- Dining room (French doors to garden)
- Kitchen
- 3 Bedrooms
- Bathroom
- Gardens
- Garage
- Superb views to rear
- Ideal family home
- Popular property type

ACCOMMODATION

Entrance Hall

With door to lounge. Stairs to upper level.

Living Room 4.21 m x 4.10 m / 13'10" x 13'5"

This good size, bright living room features a wood burner style electric stove. Archway to dining room. Understairs storage cupboard. Front.

Dining Room 3.5m x 2.7m / 11'6" x 8'10"

This bright room has French doors leading to the garden. Door to kitchen. Rear.

Kitchen 3.50 m x 2.30 m / 11'6" x 7'7"

With door leading to the garden. Rear.

Landing

The landing has a storage cupboard and doors leading to the 3 bedrooms and Bathroom. Access to loft via a ramsay style ladder.

Bedroom 1 3.50 m x 3.00 m / 11'6" x 9'10"

This double bedroom enjoys the superb outlook to the rear over the golf course. Rear.

Bedroom 2 4.20 m x 1.90 m / 13'9" x 6'3"

The second double bedroom enjoys the benefit of full length built in wardrobes with sliding mirror doors. Front.

Bedroom 3 3.20 m x 2.40 m / 10'6" x 7'10"

The third bedroom has a built in storage cupboard. Front.

Bathroom 1.90 m x 1.70 m / 6'3" x 5'7"

Fitted with a white suite incorporating a shower set over the bath. Side.

Garden

There are neatly presented areas of garden to the front and rear. The rear garden is fully enclosed by fencing incorporating a gate leading to the grass amenity areas to the rear, and offers a pet and child safe environment.

GARAGE/DRIVEWAY

There is a single garage accessed via a slabbed and chipped driveway.

HEATING

Gas central heating. Boiler is located in the loft.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

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 at weekends call 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 Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.co.uk

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

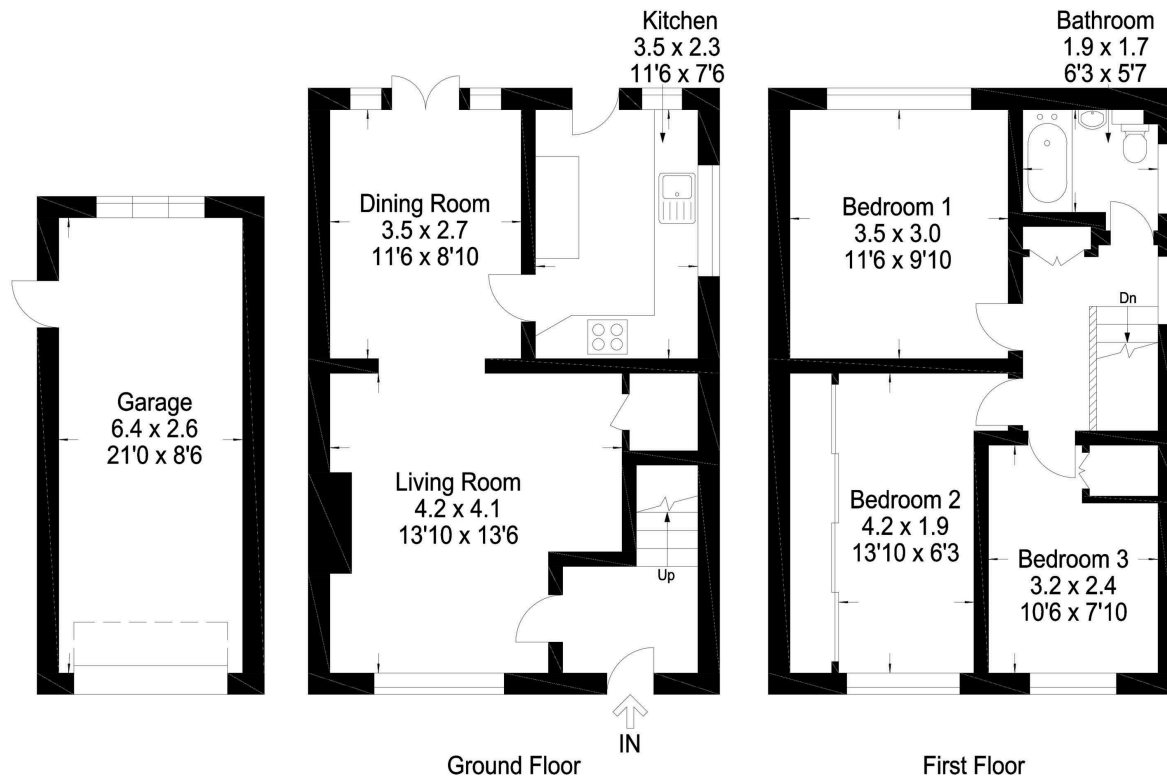
The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,

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Ground Floor

First Floor

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 2021

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