

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



6 Parkneuk Road, Dunfermline, KY12 9BL
Offers Over £94,500



Superbly presented semi detached bungalow enjoying a pleasant location and offer ideal starter/retirement home in move in condition. Entrance hall, Open plan Lounge / Breakfasting kitchen (French doors to private garden), Double bedroom. Stylish bathroom with separate shower compartment. Utility cupboard. Modern decor. Quality flooring. Double glazing. Gas central heating. Lovely, enclosed garden to rear. Early viewing essential! EPC - TBC.

LOCATION

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
- Open plan lounge / breakfasting kitchen
- Double bedroom
- Bathroom with separate shower compartment
- Utility cupboard
- Attractive fully enclosed garden
- Double glazing / gas central heating
- Superb starter / retirement home
- Attractive location
- Move in condition

This type of property is rarely available on the market and internal viewing is highly recommended to allow prospective purchasers to fully appreciate the quality on offer.

ACCOMMODATION

Hall

With doors to lounge, bedroom, bathroom and utility cupboard. Laminate flooring.

Open plan Lounge/Breakfasting Kitchen 7.20 m x 3.80 m / 23'7" x 12'6"

This is a superb living area, the lounge is open plan with the kitchen which is fitted with stylish floor and wall units incorporating complementary worktops with matching breakfasting bar. French doors leading to the lovely garden area. Laminate flooring. Front and Rear.

Bedroom 3.40 m x 3.00 m / 11'2" x 9'10"

A good sized doubled bedroom. Storage cupboard. Rear.

Utility Cupboard

This is a very handy area which has ample storage, plumbing for a washing machine and space for a tumble drier.

Bathroom 2.60 m x 2.00 m / 8'6" x 6'7"

This very smart bathroom features a contemporary white suite incorporating large separate shower compartment and a wash hand basin set in a hi gloss vanity unit. Front.

Garden

There is a lovely area of garden ground to the rear of the property which comprises a chipped area, an area of lawn, mature trees and borders for general planting. The garden is fully enclosed by fencing and has a gate leading to the side of the property.

PARKING

There is ample parking in the area.

HEATING

There property has gas central heating.

GLAZING

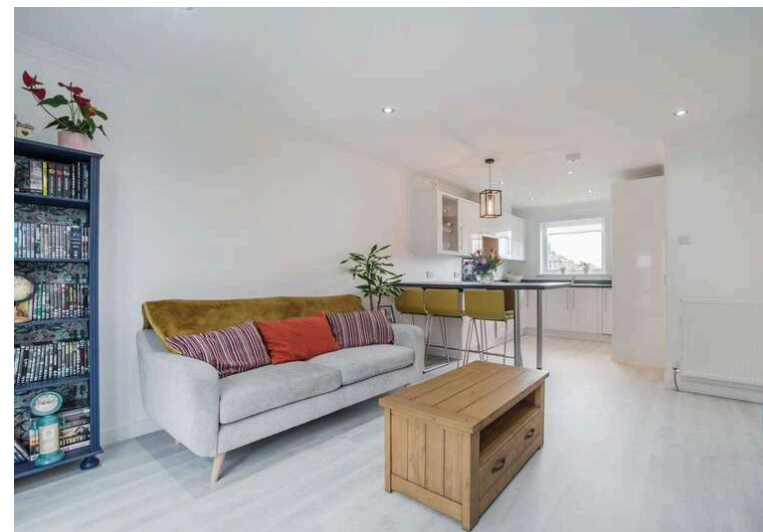
The property is fully double glazed.

EXTRAS

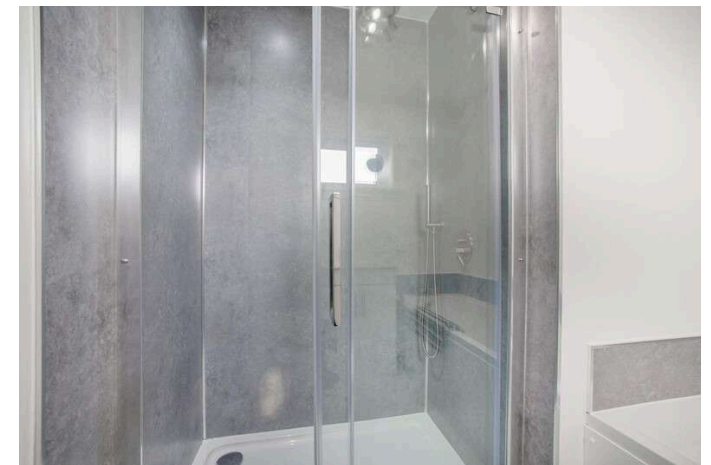
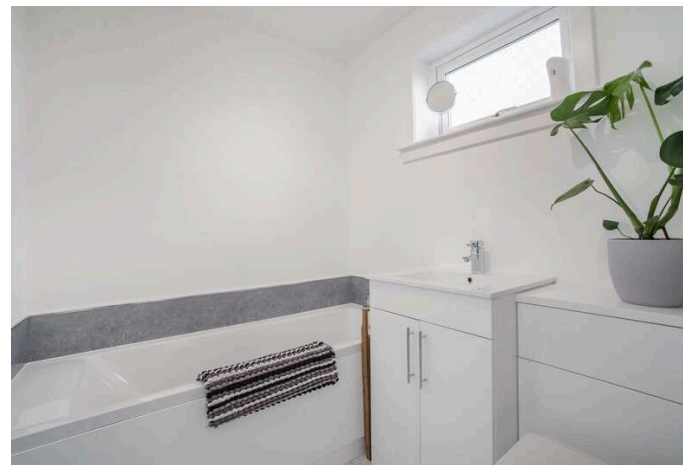
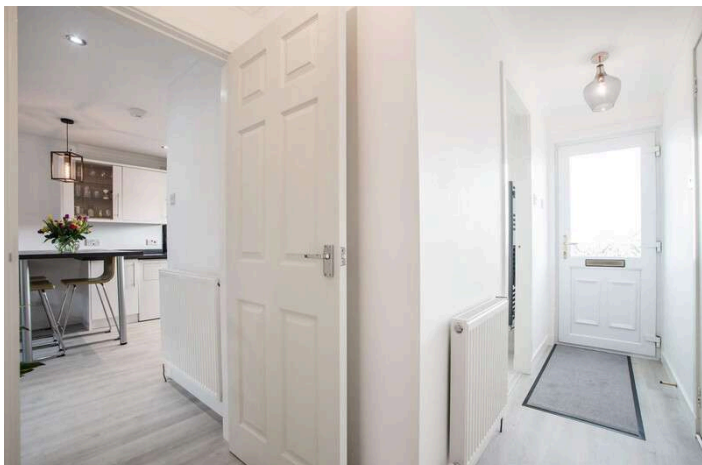
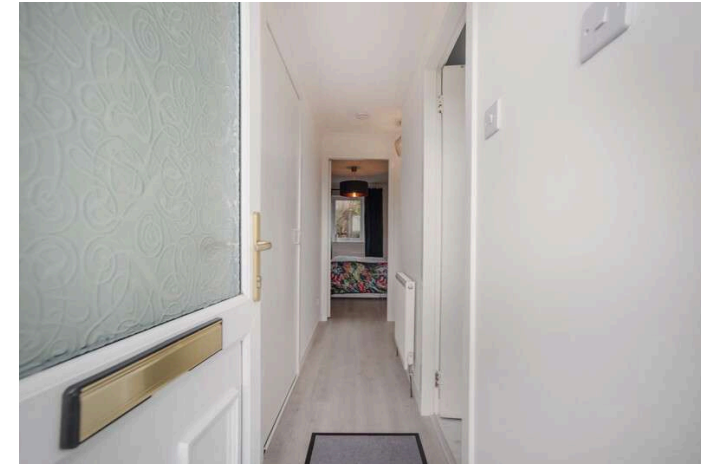
The garden shed is included in the sale price.

HOME REPORT

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













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

VIEWING

Contact Ross & Connel on 01383 721156 or
 ESPC Saturday and Sunday 0131 624 8000

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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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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