



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

90 Abel Place, Dunfermline, KY11 4JJ
Offers Over £104,000



End of Terrace villa in popular location. Modernisation required. Hall, Lounge/Dining room (patio doors) Kitchen/Breakfasting (breakfast bar, 3 double bedroom (all with built-in wardrobes or cupboards) Bathroom. Double glazed. Gas heating. Gardens to front and rear (south facing rear garden). Early viewing recommended. EPC - C



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
- Lounge/Dining room
- Kitchen Breakfast room
- Landing
- Three double bedrooms
- Bathroom
- Gardens to front and rear
- South facing rear garden
- Gas Heating
- Double Glazed
- Modernisation required

ACCOMMODATION

Hall

Doors leading to Lounge/Dining Room and Kitchen. Understairs cupboard. Stairs to upper level

Lounge/Dining Room 7.90 m x 3.51 m / 25'11" x 11'6"

Good size living area with dual aspect to front and rear. Storage cupboard.

Breakfasting Kitchen

Fitted kitchen with built in oven, hob and cooker hood. Breakfast

bar. Door to garden. Rear.

Landing

Doors to bedrooms and bathroom

Bedroom 1 3.99 m x 2.90 m / 13'1" x 9'6"

Good size double bedroom with built in wardrobe. Front

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

Double bedroom with two built in cupboards. Rear

Bedroom 3 3.10 m x 2.39 m / 10'2" x 7'10"

Double bedroom with built in overstairs cupboard. Front

Bathroom 1.91 m x 1.80 m / 6'3" x 5'11"

white suite with shower over the bath. Rear

Garden

Gardens to front and rear of the property. The front garden has been stone chipped and is bordered by low hedging. The rear garden is south facing. It is enclosed by wooden fencing and hedging. There is a patio area, the rest has been stone chipped for easy maintenance

HEATING

The property has gas heating

GLAZING

The property is double glazed

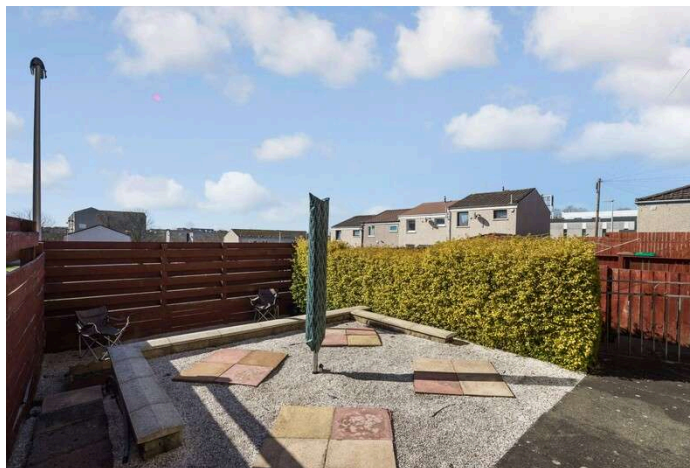
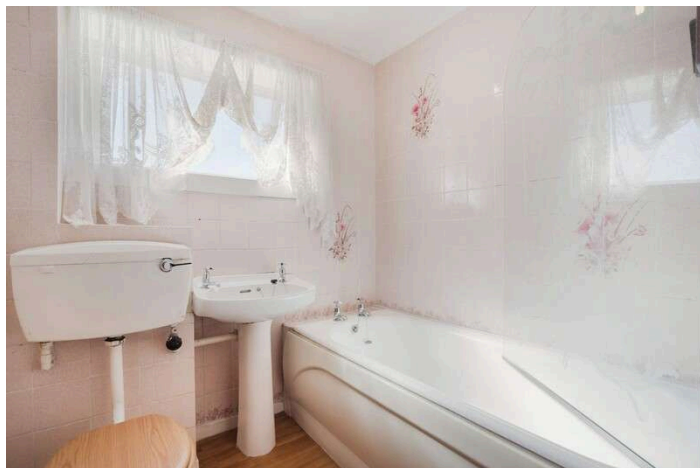
EXTRAS

Carpets where fitted

HOME REPORT

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

NOTE As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - *** Sold as Seen No Warranties/ Guarantees Given***



VIEWING

Contact Ross & Connel on 01383 721156

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

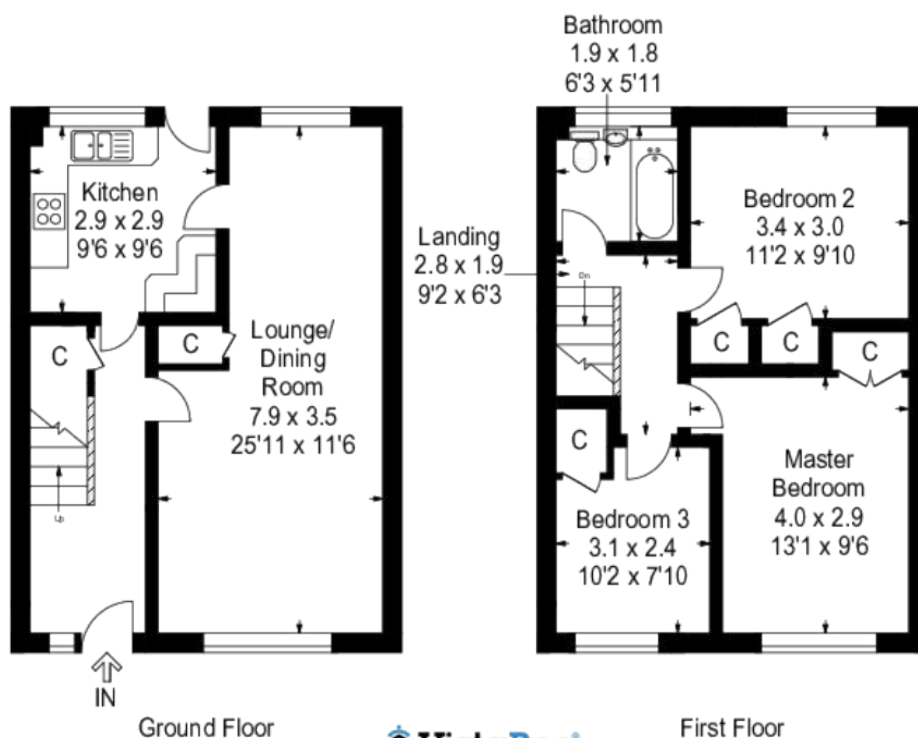
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www.rossconnel.co.uk

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.

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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 dimensions 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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DIGITAL CONTENT CREATION

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