



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

29 Broomieknowe, Dunfermline, KY11 4YR
Offers Over £149,000



Semi detached villa enjoying an elevated corner position in a much sought after area very convenient for schools and railway station.

Entrance hall, Downstairs Shower room, Lounge/Dining room, Kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Garage. Driveway. Well proportioned gardens to front, side and rear. Ideal family home. Requires some modernisation and upgrading. 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 Palace 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 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. This property is particularly handy being within walking distance to 2 local primary schools and Dunfermline town railway station providing 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 - SEMI DETACHED VILLA

- Entrance hall
- Lounge/dining room
- Kitchen
- 3 Bedrooms
- Bathroom
- Shower room
- Double glazing
- Gas central heating
- Corner location
- Garage
- Gardens to front, side and rear
- Ideal Family home

ACCOMMODATION

Entrance Hall

With door to lounge/dining room and shower room. Stairs to upper level.

Lounge/Dining room 7.00 m x 3.80 m / 23'0" x 12'6"

This is a good sized public room which enjoys a twin aspect to the front and rear. Door to kitchen.

Kitchen 3.3 m x 3.0 m / 10'10" x 9'10"

With door to rear garden.

Shower Room 2.10 m x 1.20 m / 6'11" x 3'11"

A great addition to any family home. Side.

Landing

With doors to 3 bedrooms and bathroom. Storage cupboard.

Bedroom 1 4.10 m x 2.40 m / 13'5" x 7'10"

This is a good sized double bedroom. Attractive open outlook. Front

Bedroom 2 3.60 m x 2.60 m / 11'10" x 8'6"

This double bedroom enjoys the benefit of a double wardrobe with sliding doors. Rear.

Bedroom 3 3.10 m x 2.40 m / 10'2" x 7'10"

The third bedroom also has a storage cupboard. Front.

Bathroom 2.60 m x 1.60 m / 8'6" x 5'3"

Rear.

Garden

This property enjoys a superb corner position and boasts well proportioned areas of garden ground to front, side and rear comprising areas of lawn, a large patio, chipped areas, mature trees and well stocked borders. Enclosed by fencing.

GARAGE/DRIVEWAY

There is a longer than average garage accessed via slabbed and chipped driveway. There is a workshop to the rear of the garage.

HEATING

The property has gas central heating.

GLAZING

The property is fully double glazed.

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

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 us at Ross & Connel on 01383 721156

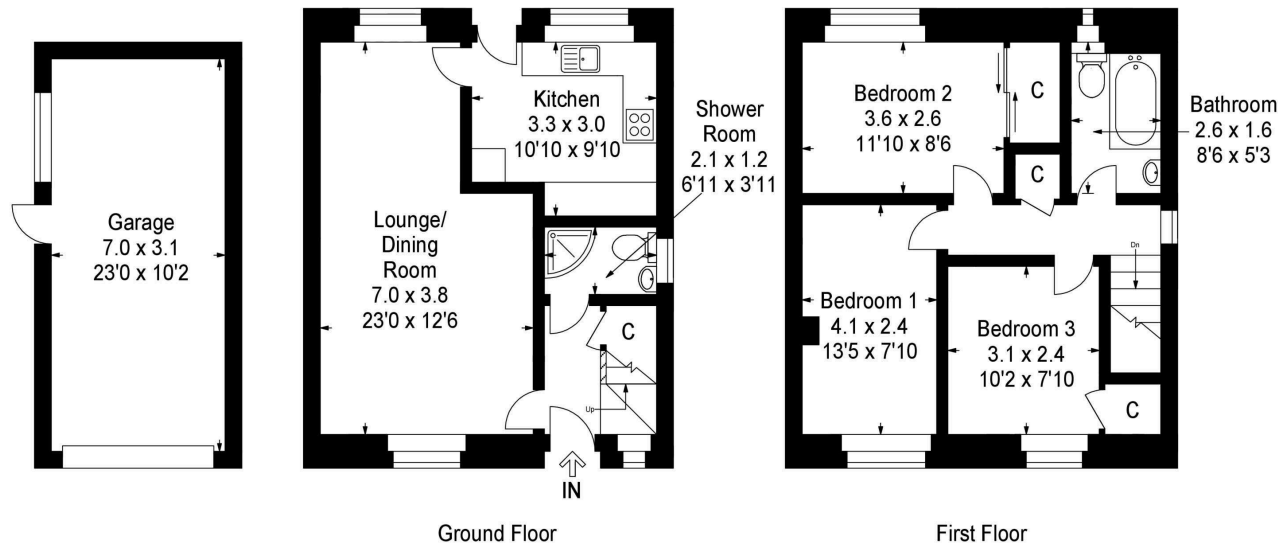
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www.rossconnel.co.uk

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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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)

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