

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**1 Park Avenue, Dunfermline, KY12 7HX**  
**Offers Over £465,000**





Truly exceptional detached dwellinghouse of traditional stone construction (1890) well located within prestigious residential area very close to town centre. Entrance vestibule, spacious hall, Lounge, Dining room, Kitchen, WC, Master bedroom (en-suite shower room), 4 Further bedrooms, Family bathroom. Stunning family home. Many period features including fireplaces in most rooms. Attractive walled gardens. Gas central heating/double glazing. Double garage. Greenhouse. Flexible accommodation. Generously proportioned. Quality finishing's throughout. Bright accommodation. EPC Band: D

## LOCATION

Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping Centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park that is home to a 10-screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. The train station is within walking distance and a choice of supermarkets are nearby. There is a regular bus service and Park and Ride facilities from nearby Halbeath. Park Avenue is undoubtedly one of the most prestigious and desirable areas within the Royal Burgh of Dunfermline with easy access to parks, town centre, restaurants and is a five minute walk to the train station. This property is in the catchment area for Commercial Primary School and Dunfermline High School.

## PROPERTY - DETACHED VILLA

- Entrance vestibule
- Stunning hall
- Lounge
- Dining room
- Kitchen
- Master bedroom (en-suite shower room)
- 4 Further bedrooms
- Family bathroom
- Many original features (fireplace in most rooms)
- Stunning family home in move in condition

## ACCOMMODATION

### Entrance Vestibule

Large double doors gives access to the property. Original tiled floor. Panelled door to hall.

### Hall

This stunning entrance hall features the original staircase with wooden balustrade and cast iron spindles, beautiful tiled floor, moulded corning and panelled doors leading the lounge and dining room. Access to the mid hall.

### Lounge 5.30 m x 4.60 m / 17'5" x 15'1"

This beautiful room has an abundance of original features including the fireplace, bay window with panelled ingoes, deep decorative corning and ceiling rose. Front

### Dining Room 5.30 m x 4.20 m / 17'5" x 13'9"

Another stunning public room featuring a bay window with panelled ingoes, original fireplace and moulded corning and ceiling rose. Front.

### Mid hall

With understairs storage cupboard. Panelled doors to WC, Kitchen and Master bedroom. Large walk in storage cupboard.

### WC 1.60 m x 1.10 m / 5'3" x 3'7"

Fitted with a white suite. Rear.

### Kitchen 3.40 m x 2.80 m / 11'2" x 9'2"

This smart kitchen is fitted with modern floor and wall units with complementary worktops. Door to garden. Side and rear

### Main Master Bedroom 3.50 m x 3.30 m / 11'6" x 10'10"

This spacious double bedroom boasts a double built in wardrobe. Further storage cupboards. Door to en-suite shower room. Side.

### Ensuite Shower room 2.47 m x 1.52 m / 8'1" x 5'0"

Fitted with a modern white suite. Rear

### Mezzanine level

Stairs to upper level. Door to bathroom.

### Bathroom 2.30 m x 2.20 m / 7'7" x 7'3"

This is a well proportioned bathroom. Rear

### Landing

This is a lovely area where many original features can be enjoyed. Doors to 4 bedrooms.

### Bedroom 2 5.10 m x 4.60 m / 16'9" x 15'1"

This beautiful bedroom features the original fireplace and corning. Bay window. Side.

### Bedroom 3 4.30 m x 3.30 m / 14'1" x 10'10"

Another well proportioned double bedroom. Bay window. Original fireplace. Corning. Front.

### Bedroom 4 4.30 m x 3.00 m / 14'1" x 9'10"

This lovely, bright double bedroom features a bay window, an original fireplace and shelved display recess. Front.

### Bedroom 5/study 2.30 m x 2.20 m / 7'7" x 7'3"

With Velux rooflight. Corning. Front.

### Garden

There are lovely areas, well maintained areas of walled garden ground to the front, side and rear. Garden shed. Greenhouse

## GARAGE/DRIVEWAY

Double garage with pit, light, power and up'n over door accessed via tarmac driveway

## HEATING

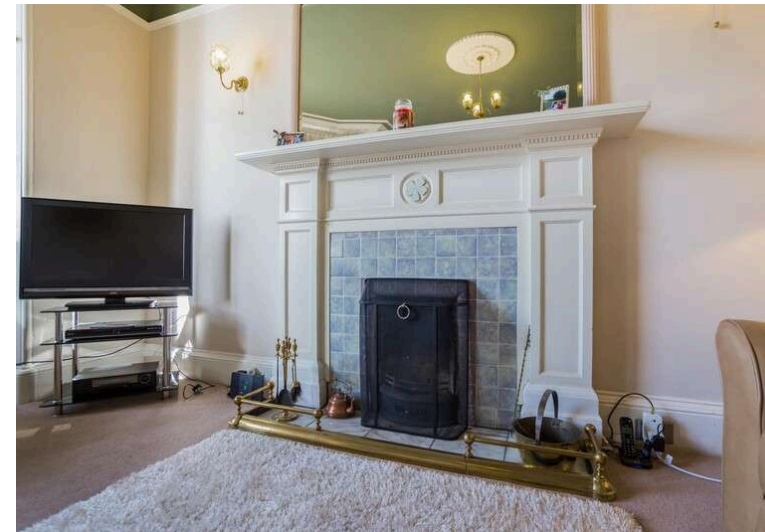
The property is double glazed.

## GLAZING

The property has gas central heating.

## EXTRAS

All carpets and blinds together with the freestanding fridge, freezer and dishwasher are included in the sale price.







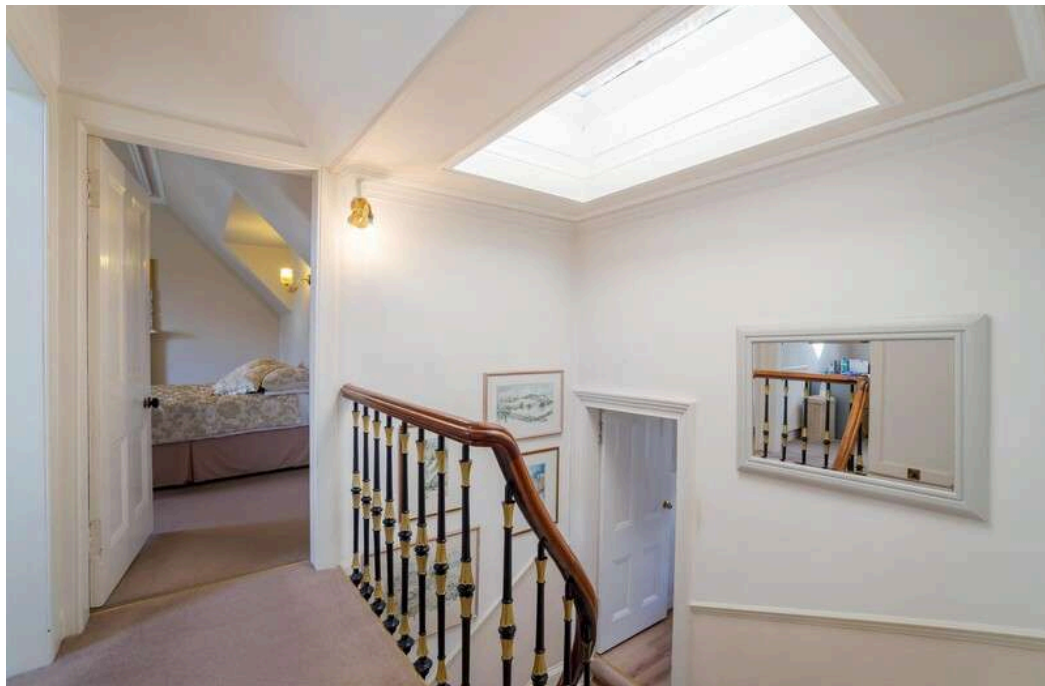














## VIEWING

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 Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

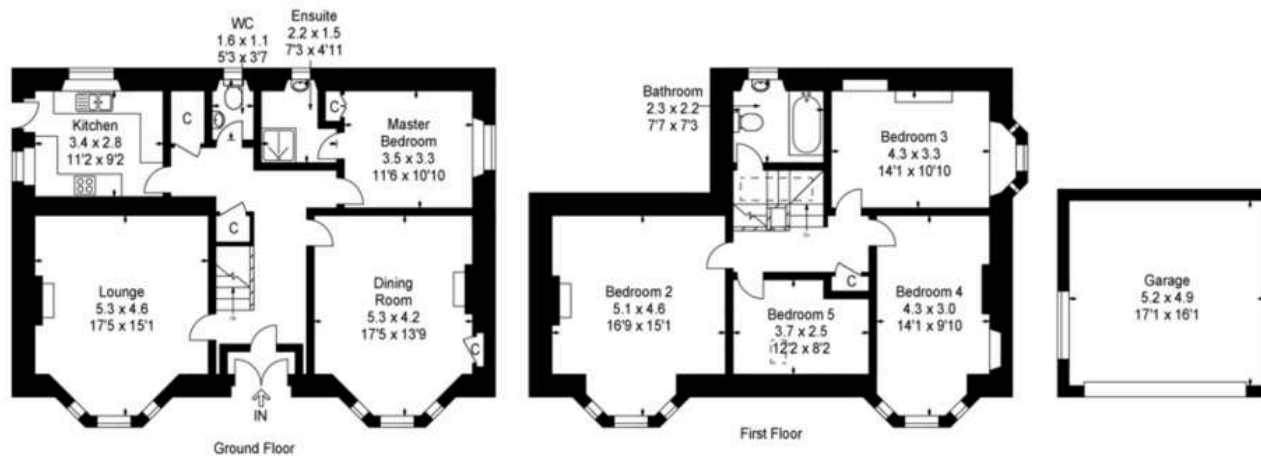
[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

## HOME REPORT

A Home Report incorporating a Single Survey, EnergyPerformance Certificate and Property Questionnaire is available to parties genuinely interested in this prop

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.



**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 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. (JD 110027)  
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