

A modern two-story house with a stone and plaster exterior. The house features a gabled roof with a grey finish. The front facade is a mix of light-colored stone blocks and smooth plaster. There are two large windows on the ground floor and one on the upper floor. A paved driveway leads to a garage on the left. A small tree is planted in the front yard. The house is set in a residential neighborhood with other similar houses visible in the background.

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*

**10 Catherines Wynd, High Valleyfield, KY12 8EU**  
**Offers Over £209,000**



Most impressive and immaculately presented detached villa with garage conversion attractively located within a small residential development with a lovely woodland outlook to the front. Entrance Hall, Downstairs WC, Lounge, Breakfasting kitchen, sitting/family room, Master bedroom (e-suite), 2 further Bedrooms, Family bathroom. Double glazing. Gas central heating. Top quality Oak finishings throughout. Pristine decor. Driveway. Move in condition. EPC Band: C

## LOCATION

The property is located in a modern and sought after private development on the outskirts of the village of High Valleyfield, just a few minutes and a short drive from Dunfermline. There are good local amenities and excellent, more extensive amenities in Dunfermline itself. The property is ideally located for commuting via the Kincardine and Queensferry Crossing bridges and is located a short distance from the historic village of Culross. Glasgow is just 30 miles away and Edinburgh city centre a mere 20 miles.

## PROPERTY - DETACHED VILLA

- Entrance hall
- Lounge
- Breakfasting kitchen
- Sitting / family room (Log burning stove)
- 3 Double bedrooms (Master en-suite)
- Family bathroom (Shower)
- Attractive gardens
- Driveway
- Oak finishings throughout
- Top quality fixtures and fittings
- Pristine decor
- Superb family home

The property has been finished to a superior standard throughout with the addition of a garage conversion creating an excellent space for modern family living.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

With doors leading to the WC and lounge. Stairs to upper level with Oak moulded balustrade and turned spindles.

#### WC

Fitted with a white suite and contemporary tiling. Front.

#### Lounge 4.80 m x 3.50 m / 15'9" x 11'6"

This lovely room has many attractive features included a recess ceiling with downlighters, French doors leading to the garden and Oak French doors leading to the kitchen. Rear.

#### Sitting/Family room 5.20 m x 2.90 m / 17'1" x 9'6"

The sitting room, which is of excellent proportions, has been created from a garage conversion. A superb space which features a log burning stove. Front.

#### Breakfasting Kitchen 4.30 m x 3.00 m / 14'1" x 9'10"

A very smart and well proportioned kitchen is well fitted with contemporary storage units incorporating complementary worktops, floor pelmet lighting, wine storage and good quality kitchen appliances. The kitchen is open plan with the sitting room and offers an excellent space for family living. Rear.

#### Landing

With Oak doors leading to the 3 bedrooms and family bathroom. Storage cupboard.

#### Master Bedroom 5.50 m x 3.00 m / 18'1" x 9'10"

A lovely, spacious double bedroom which enjoys the benefit of a double built in wardrobe with sliding mirror doors. Oak door to en-suite shower room. Front.

#### Ensuite 2.10 m x 1.70 m / 6'11" x 5'7"

Fitted with a modern suite with attractive tiling. Side.

#### Bedroom 2 3.00 m x 2.90 m / 9'10" x 9'6"

Another good sized double bedroom, which also has a double built in wardrobe. Rear.

#### Bedroom 3 3.00 m x 2.90 m / 9'10" x 9'6"

The third bedroom are of the same proportions as bedroom 2. Built in wardrobe. Rear.

#### Bathroom 3.00 m x 2.40 m / 9'10" x 7'10"

A most attractive family bathroom, fitted with a white suite incorporating a shower set over the bath. Fully tiled. Front.

#### Gardens

The property enjoys lovely areas of garden ground to the front and rear of the property. The front garden comprises an area of lawn with borders for general planting. The larger rear garden comprises a patio area, areas of plum slate and a decked area with moulded balustrade and turned spindles. The rear garden is fully enclosed by the combination of stone walling, to match the house and good quality fencing.

#### DRIVEWAY

There is a monoblock driveway to the front of the property.

#### HEATING

There is gas central heating.

#### GLAZING

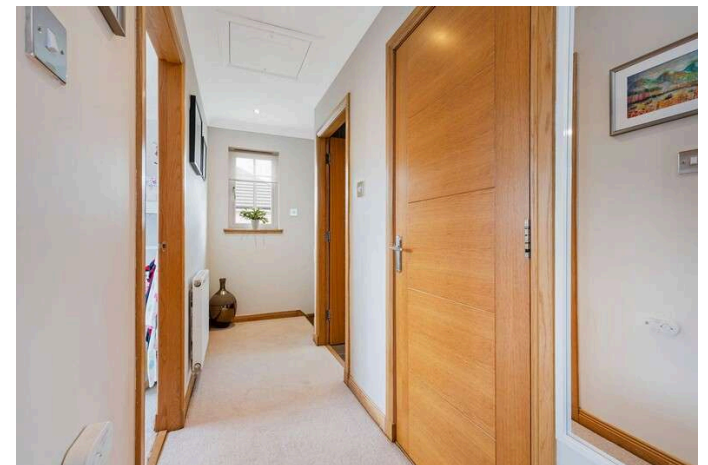
The property has full double glazing.

#### EXTRAS

All the fitted carpets, blinds and fitted kitchen appliances are included in the sale price. The summerhouse is also included in the sale.

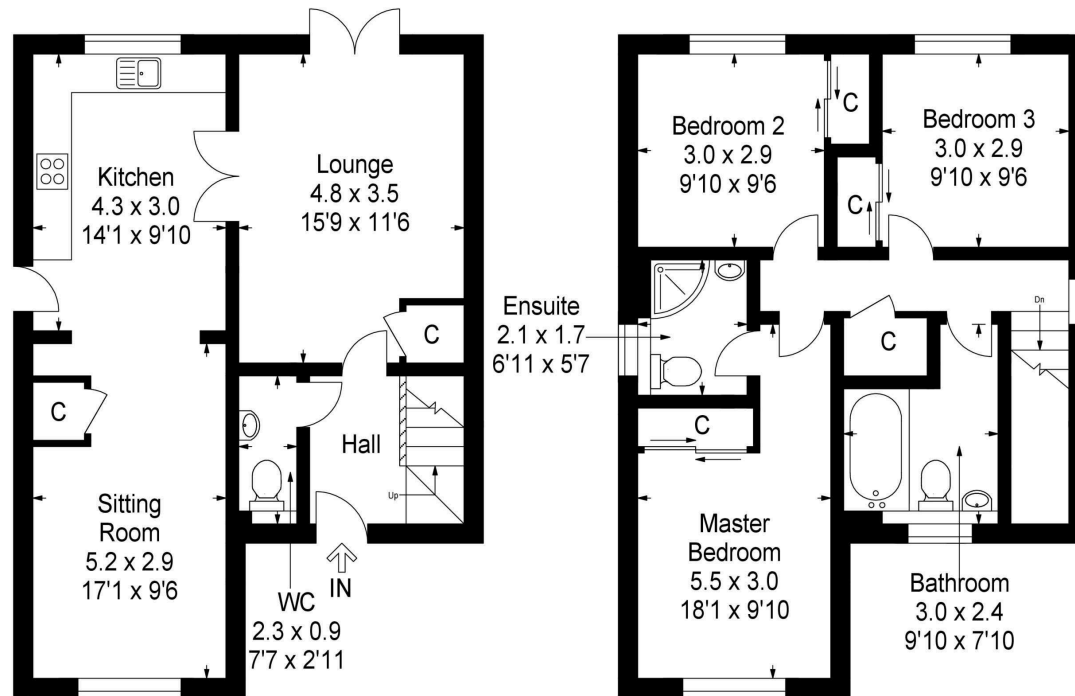












Ground Floor

First Floor



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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**VIEWING**

Contact Ross & Connel on 01383 721156 or 07450982727 at weekends

**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 on 01383 721156

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

**Home Report**

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

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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