ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

233 Pitcorthie Drive, Dunfermline, KY11 8BS

Offers Over £199,000

Most attractive detached villa located within the much sought after Pitcorthie Estate and offering superb family accommodation. Entrance hall, Lounge, Spacious dining kitchen, Sun lounge, 3 Bedrooms, Bathroom. Double glazing (new), Gas central heating. Modern decor. Neatly presented throughout. Easy to maintain gardens to the front and rear. Popular property type. Move in condition. EPC - C. Good energy efficiency.

LOCATION

This property is located within the much sought after Pitcorthie estate. 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 - DETACHED VILLA

- Hall
- Lounge
- Dining kitchen
- 3 Bedrooms
- Bathroom
- Double glazing (new)
- Gas central heating (Combi boiler)
- Gardens to front and rear
- Garage
- Monoblock driveway for 2 cars
- Modern decor
- Superb family home

ACCOMMODATION

Entrance Hall

With door to lounge and stairs to the upper floor.

Lounge 4.50 m x 4.30 m / 14'9" x 14'1"

This is a lovely bright and well proportioned lounge. Understairs storage cupboard. Door to kitchen. Front

Dining Kitchen 5.30 m x 3.50 m / 17'5" x 11'6"

The original kitchen and dining room have been converted into a superb open plan dining kitchen offering an excellent family space. Fitted with contemporary floor and wall storage units in grey hi gloss with complementary worktops. Intergrated ktichen appliances including the washing machine, dishwasher and oven & hob (please note that the extractor hood is not in working order). Patio doors to sun lounge. Rear.

Sun Lounge 4.80 m x 2.50 m / 15'9" x 8'2"

This a a great addition to any family home. Door to garden. Rear.

Landing

With doors to 3 bedrooms and bathroom. Access to loft. Storage cupboard.

Bedroom 1 4.00 m x 3.00 m / 13'1" x 9'10"

This is a good sized double bedroom. Front.

Bedroom 2 3.70 m x 3.00 m / 12'2" x 9'10"

The second double bedroom, also of good proportions, has a storage cupboard. Rear.

Bedroom 3 3.20 m x 2.30 m / 10'6" x 7'7"

The third bedroom enjoys the benefit of an over the stairs storage cupboard. Front.

Bathroom 2.30 m x 2.00 m / 7'7" x 6'7"

Fitted with a white suite incorporating a shower set over the bath (the shower is power through the combi boiler). Rear.

Gardens

There are areas of garden ground to the front and rear of the property, which have been landscaped with ease of maintenance in mind. The rear garden is fully enclosed by fencing.

GARAGE/DRIVEWAY

There is a single garage, with up n over door, light and power accessed via a monoblock driveway.

HEATING

The property has gas central heating based on a gas combination gas boiler.

GLAZING

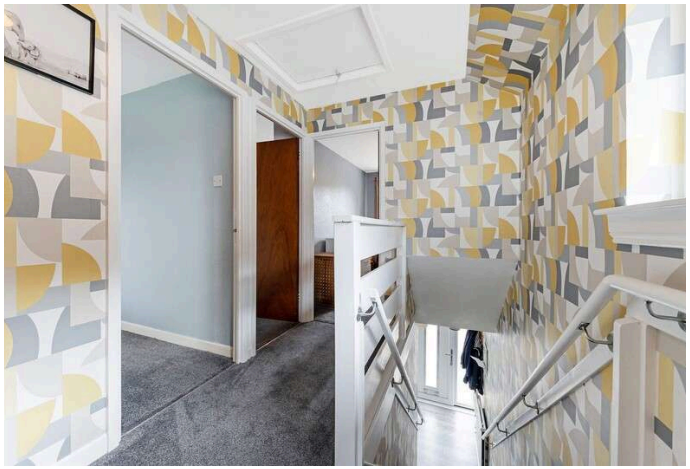
The property recently had double glazing installed.

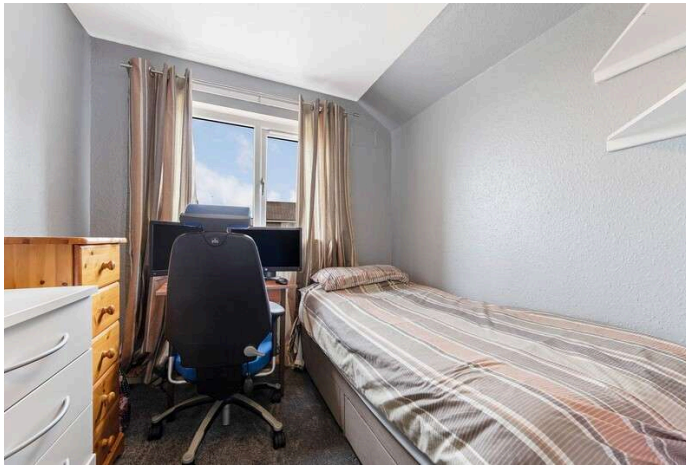
EXTRAS

All the fitted carpets and blinds are included in the sale price.

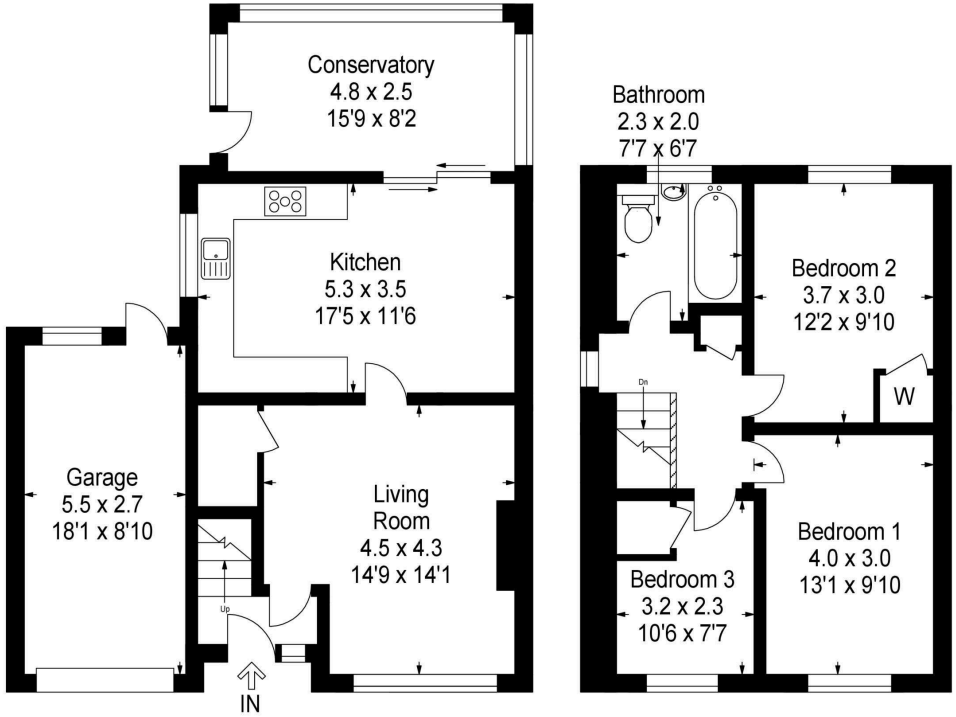
Home Report

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





LIGHT
DARK



Ground Floor

First Floor

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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VIEWING

Contact Ross & Connel on 01383 721156 or 07450982727

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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