

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



4 Alness Grove, Dunfermline, KY12 7XH
Offers Over £344,000



Well proportioned detached villa in a prestigious location close to Pittencrieff Park and within easy reach of town centre. Entrance hall, Lounge, Dining room, Breakfasting kitchen, Utility room, 5 Bedrooms (master en-suite Shower room), Family bathroom. WC. Beautiful gardens. Gas central Heating. Double garage with driveway. Very flexible accommodation. Internal Viewing recommended. EPC Band: C. Good energy efficiency.

LOCATION

Alness Grove enjoys a much sought after location, in what is a prestigious residential area on the south western outskirts of town. Being only ¾ mile from the town centre, the property could hardly be better placed to benefit from all the shopping, social and recreational facilities to be found in the town and it is particularly well placed for access to Pittencrieff Park with its varied attractions. The property is also convenient for both primary and secondary schooling as well as Dunfermline Town railway station which offers regular services to Edinburgh and all stops on the Fife Circle. Quick access can be gained to the M90 motorway with direct links to Edinburgh, Perth and Dundee, also via the M90 to Glasgow. Both Edinburgh and Glasgow Airports offer a good range of international and domestic flights

PROPERTY - DETACHED VILLA

- Entrance Hall
- Lounge
- Dining room
- Breakfasting kitchen
- Utility room
- Master bedroom with en-suite shower room
- 5 Bedrooms
- Family Bathroom
- Double glazing
- Gas central heating
- Beautiful gardens
- Double garage
- Double Driveway
- Neatly presented throughout

The subjects comprise a well-proportioned detached villa enjoying an excellent location within a peaceful cul-de-sac that forms part of much sought after development completed by Richmond Homes some 40 years ago. Particular feature of this property is the beautiful, well proportioned and very private garden to the rear.

Viewing highly recommended. This is an excellent family home located in a most desirable area and sure to appeal to the discerning purchaser.

ACCOMMODATION

Entrance Hall 5.90 m x 3.80 m / 19'4" x 12'6"

This spacious hall has stairs leading up to the upper level and a few steps leading to the lower level. Storage cupboard. Door to utility room.

UTILITY ROOM 2.2 m x 2.0 m / 7'3" x 6'7"

Gas boiler. Door to side garden.

Upper Landing

The upper landing gives access to the lounge, dining room, kitchen, WC and bedroom 5/study.

WC 2.20 m x 1.90 m / 7'3" x 6'3"

A good sized WC. Large storage cupboard.

Lounge 5.40 m x 4.70 m / 17'9" x 15'5"

This is a very spacious lounge. Twin aspect to front and rear.

Dining Room 4.30 m x 3.70 m / 14'1" x 12'2"

Another good sized public room. Rear.

Breakfasting Kitchen 4.30 m x 2.70 m / 14'1" x 8'10"

The kitchen is also well proportioned. Rear.

Bedroom 5/Study 4.30 m x 2.50 m / 14'1" x 8'2"

This is a flexible room. Side.

Lower landing

The lower landing gives access to 4 bedrooms and the family bathroom

Master Bedroom 4.20 m x 4.20 m / 13'9" x 13'9"

This superbly proportioned double bedroom has two built in wardrobes and has a door to the en-suite shower room. Rear.

Ensuite 3.10 m x 1.70 m / 10'2" x 5'7"

Fitted with a white suite. Side.

Bedroom 2 4.20 m x 3.80 m / 13'9" x 12'6"

This double bedroom is of excellent proportions and has a built in wardrobe. Rear.

Bedroom 3 4.30 m x 2.50 m / 14'1" x 8'2"

Another good sized double bedroom. Side.

Bedroom 4 4.20 m x 3.20 m / 13'9" x 10'6"

The fourth double bedroom has French doors leading to the garden. Double built in wardrobe. Rear.

Gardens

The property has beautiful and well-proportioned areas of garden ground to the front and rear. The front garden comprises an area of lawn and well stocked feature beds. The well-proportioned and fully stocked rear garden comprises a large area of shaped lawn, a patio area, chipped areas, mature trees, paths and borders for general planting. Outside water supply. The garden has an excellent degree of privacy and is bounded by hedging.

GARAGE/DRIVEWAY

There is a double garage with an up n over door, light and power accessed via a red chipped driveway.

HEATING

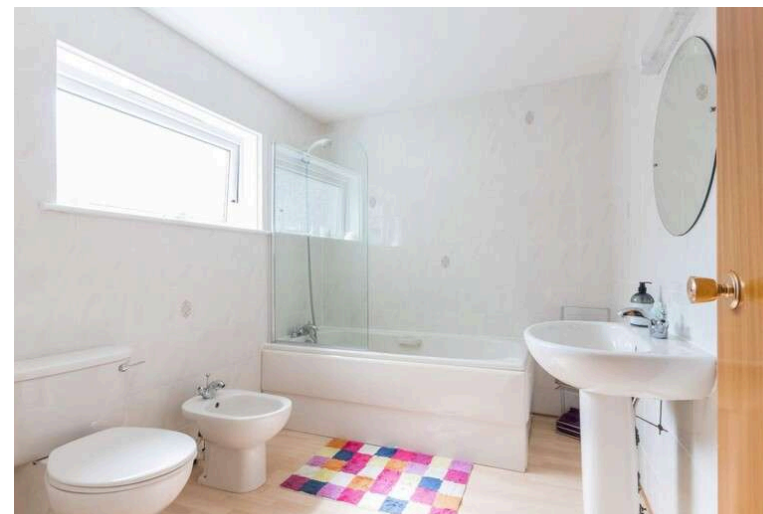
The property has gas central heating.

GLAZING

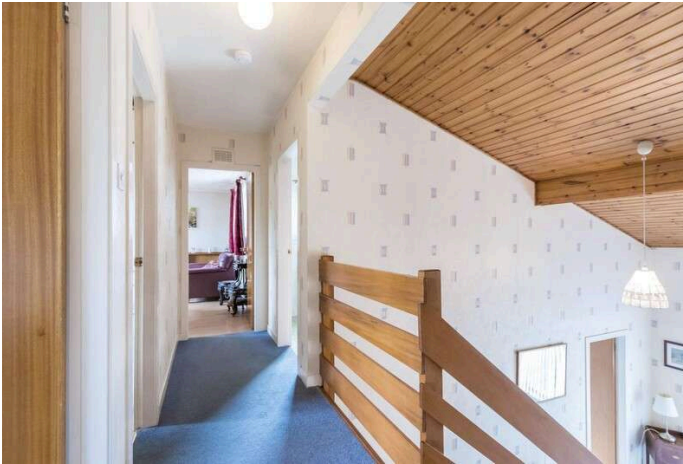
The property has double glazing.

EXTRAS

All carpets and blinds 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 or email to lsmith@ross.connel.co.uk

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.co.uk

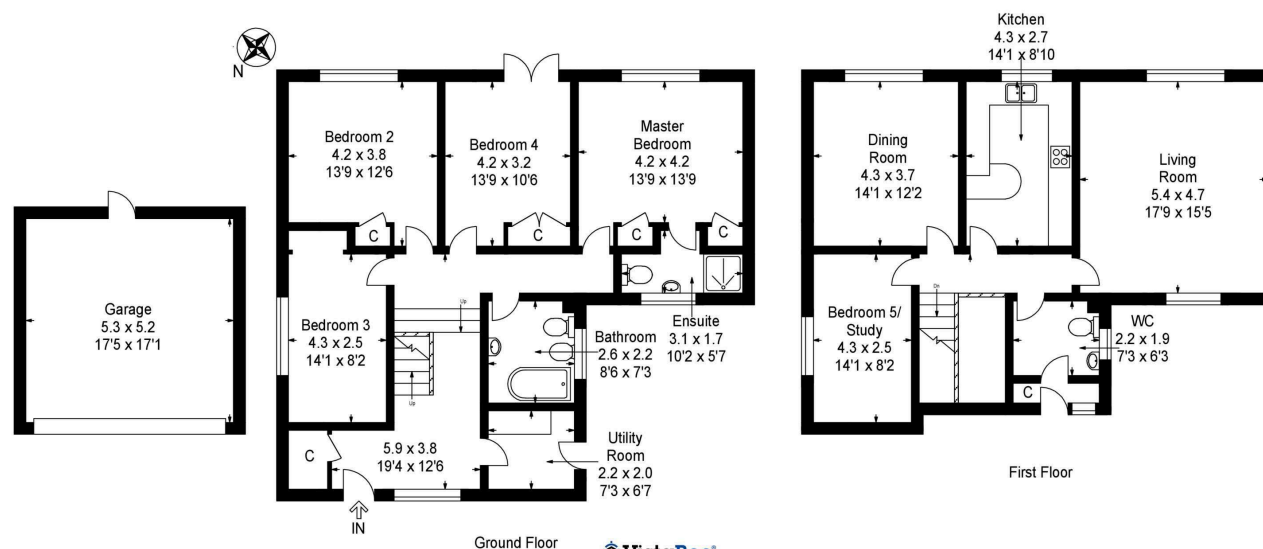
Home Report

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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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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