



# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*

**55 Jennie Rennies Road, Dunfermline, KY11 3BE**  
**Offers Over £149,500**





Well proportioned and extended end terraced villa enjoying a corner position in convenient location close to schools and local amenities. Entrance hall, Lounge, Kitchen, Dining room, 4 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front, side and rear. Requires some modernisation and upgrading. Great potential. Ideal family home. Very flexible accommodation. EPC - D.

## LOCATION

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. 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 which 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 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. This particular property is convenient located within a few minutes' walk of the local High School, Primary school, Doctors surgery and supermarket. Dunfermline railway station is also within walking distance.

## PROPERTY

- Entrance Hall
- Lounge
- Kitchen
- Dining room
- 4 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front, side and rear
- Requires modernisation and upgrading
- Great potential

## ACCOMMODATION

### Entrance Vestibule

Door to hall

### Hall

With doors to lounge, kitchen, bedroom 4/dining room. Stairs to upper level.

### Lounge 4.40 m x 4.00 m / 14'5" x 13'1"

This is a well proportioned lounge. Front.

### Kitchen 4.9m m x 2.6 m / 16'1" x 8'6"

Access to dining/family room. Mid

### Dining Room 4.40 m x 3.20 m / 14'5" x 10'6"

This is a very flexible area which could be used as a dining area or a family room. French doors to garden. Rear.

### Bedroom 4/dining room 3.2 m x 3.1 m / 10'6" x 10'2"

The fourth bedroom is of good proportions and could also be used as a dining or family room. Front.

### Landing

With doors to 3 bedrooms and bathroom. Two storage cupboards.

### Bedroom 1 4.40 m x 3.60 m / 14'5" x 11'10"

This is a well proportioned double bedroom. Double built in wardrobe. Open outlook over playing fields. Front.

### Bedroom 2 3.50 m x 3.00 m / 11'6" x 9'10"

The second bedroom is also of good proportions and has a built in wardrobe. Rear

### Bedroom 3 3.60 m x 2.70 m / 11'10" x 8'10"

Another well proportioned double bedroom also benefiting from a double built in wardrobe. Front.

### Shower Room 1.90 m x 1.80 m / 6'3" x 5'11"

Fitted with a white suite. Rear.

### Gardens

There are areas of garden ground to the front, side and rear.

### GARAGE/DRIVEWAY

There is a timber sectional garage accessed via a slabbed driveway.

### HEATING

The property has gas central heating.

### GLAZING

The property has double glazing.

### EXTRAS

All the 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.

## 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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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

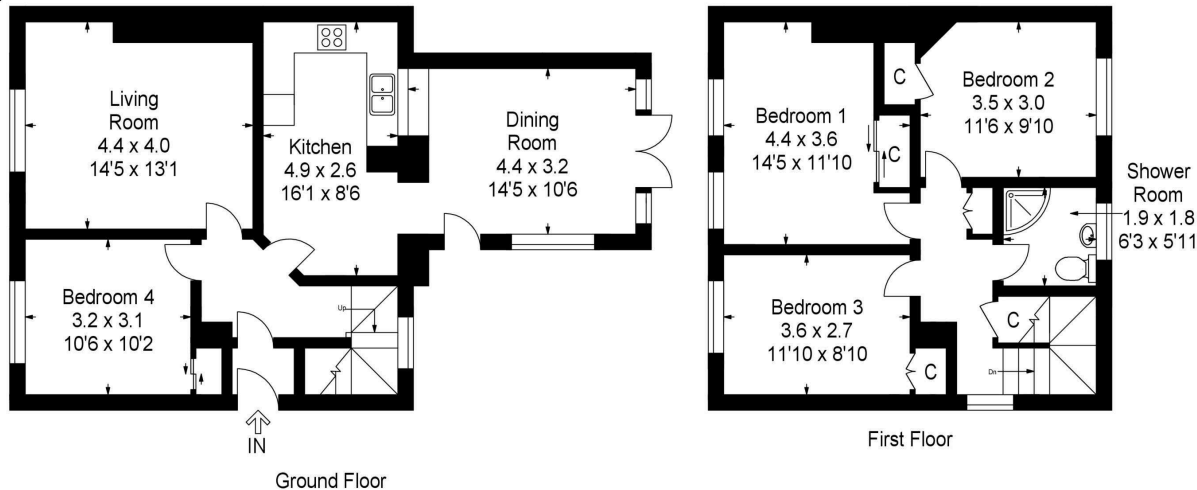
## Home Report

A Home Report incorporating a Single Survey, 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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**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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