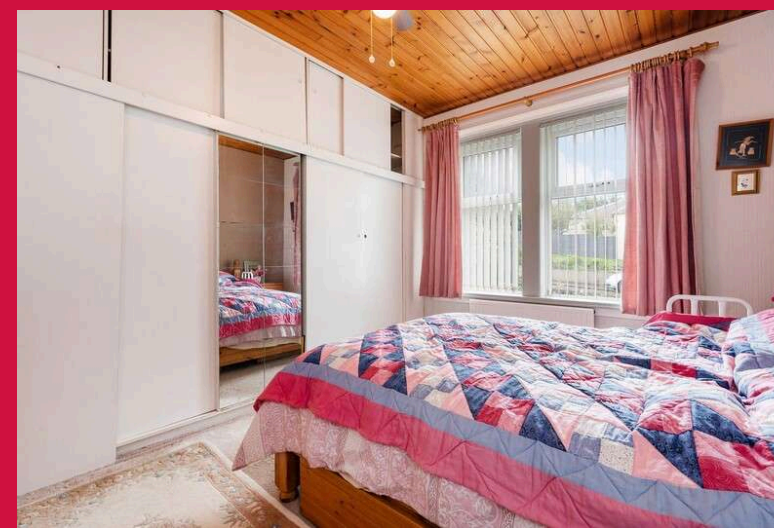


ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



137 Brucefield Avenue, Dunfermline, KY11 4SU
Offers Over £250,000



Attractive rarely available detached bungalow with attic conversion set on a corner plot. The property would benefit from some modernisation. Entrance vestibule. Hall. Lounge (fireplace, cornicing & ceiling rose). Dining Room (with feature corner window and port window to the side, Fireplace, cornicing, ceiling rose). Kitchen with fitted units. 3 Bedrooms, Shower Room. All downstairs windows feature modern double glazing with the exception of small decorative port hole window in the dining room and the small window in the kitchen. Gas heating. Cellar. Well maintained gardens to the front and sides. Timber garage. Close to Dunfermline train station and walking distance to town centre. Internal viewing essential to fully appreciate. EPC - D



LOCATION

Brucefield Avenue is an established and sought after residential area. The railway station and town centre are in walking distance. The property is situated for ease of access to the full range of shopping and leisure facilities to be found in the town and is also convenient for local primary schools and bus routes to the town centre. There is also easy access to the local bus station which offers a wide range of services to town and country. In addition the M90 motorway gives a fast road link to Edinburgh and other parts of the country. Dunfermline also offers excellent commuter rail services to Edinburgh and all towns in the Fife Circle.

PROPERTY

- Lounge
- Dining Room
- 3 Bedrooms
- Kitchen
- Shower room
- Gas heating
- Modern double glazing downstairs
- Feature corner window
- Cellar
- In need of modernisation
- Garage/Driveway
- Corner plot

ACCOMMODATION

Entrance Vestibule

Door to hallway

Hall

Doors leading to Lounge, dining room, two bedrooms, shower room and kitchen. Stairs to upper floor

Lounge

Fireplace with electric fire. Cornicing, ceiling rose. Inset shelving. Side facing

Dining Room 4.09 m x 3.91 m / 13'5" x 12'10"

Feature corner window and a decorative port hole window. Fireplace, gas fire, cornicing and ceiling rose

Kitchen 3.51 m x 2.90 m / 11'6" x 9'6"

Fitted units. Rear and side facing

Bedroom 1 3.71 m x 3.51 m / 12'2" x 11'6"

Built in wardrobes, Front facing

Bedroom 3 3.51 m x 2.59 m / 11'6" x 8'6"

Cupboard, Side facing

Shower Room 2.21 m x 1.91 m / 7'3" x 6'3"

Downstairs shower room. Rear facing

Landing

Door to Bedroom 2

Bedroom 2 4.29 m x 3.20 m / 14'1" x 10'6"

Two cupboards. Under eaves storage, Velux style window.

Cellar

There is a cellar under the property with an access door from the garden. The cellar houses the gas boiler

Outside

Water tap. Timber Garage. Driveway. Door to cellar

Garden

There are gardens to the front and sides of the property that have been neatly maintained. The front garden has been laid to lawn, trees, shrubs and rose beds. The side garden has mainly been laid to lawn with a rockery, some flower borders and shrubs. There is a sitting area of red stoned chippings. There are gates leading to the front of the property and to the garage

GARAGE/DRIVEWAY

There is a driveway leading to a timber garage

HEATING

The property has gas heating

GLAZING

All of the downstairs windows feature modern double glazing with the exception of the small decorative port hole window in the dining room and the small side window in the kitchen

EXTRAS

Free standing kitchen appliances, curtains, blinds and carpets where fitted are included in the sale price.

Please note the property is "SOLD AS SEEN"

HOME REPORT

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



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 Alan Dear at Ross & Connel on 01383 721156

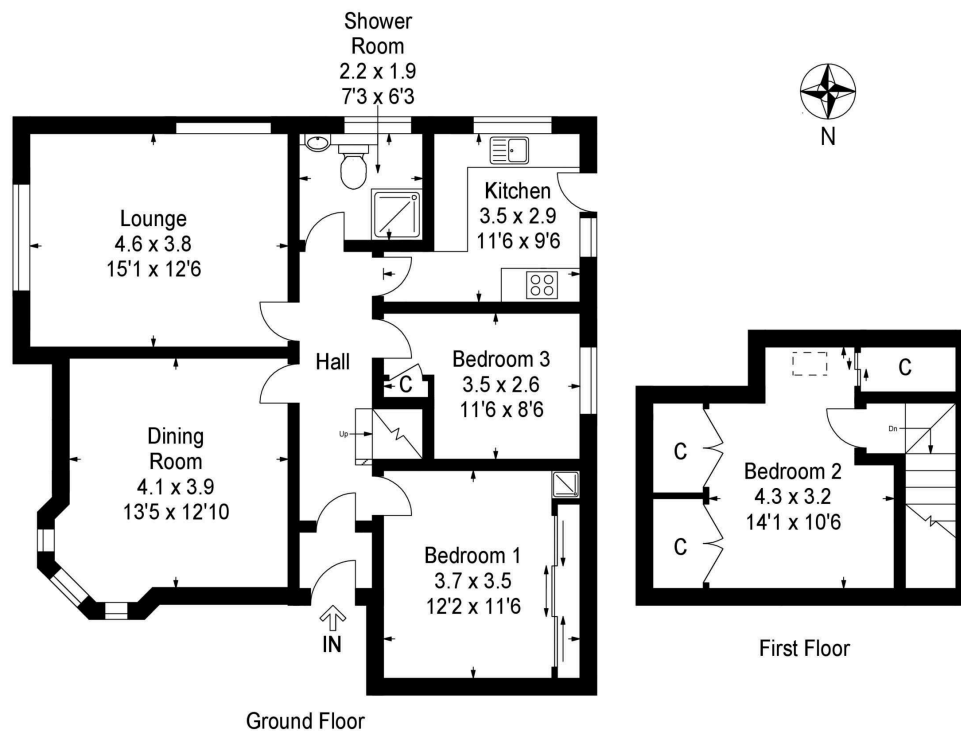
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www.rossconnel.co.uk

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: adear@ross.connel.co.uk



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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