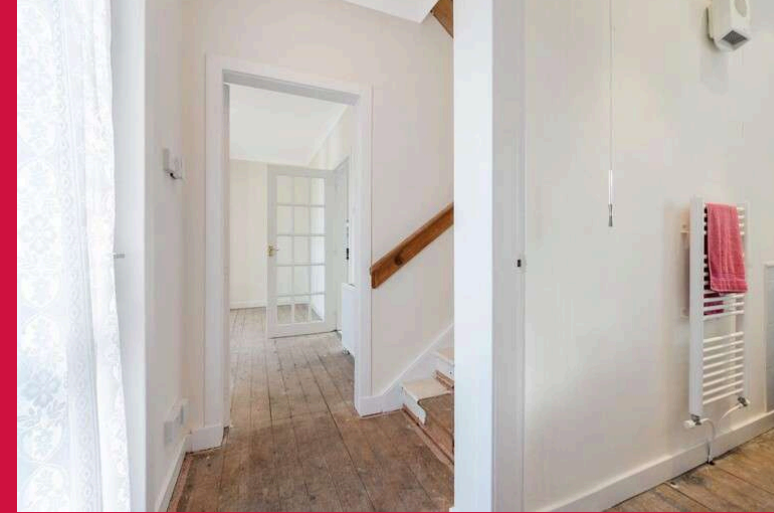


ROSS & CONNELL

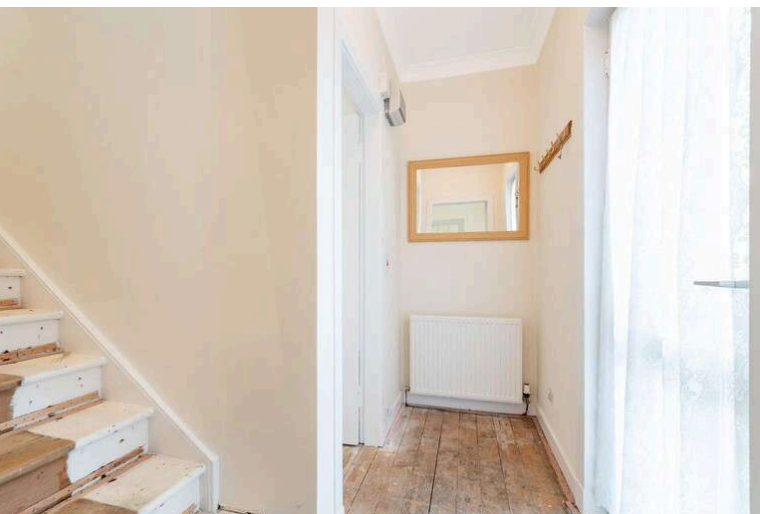
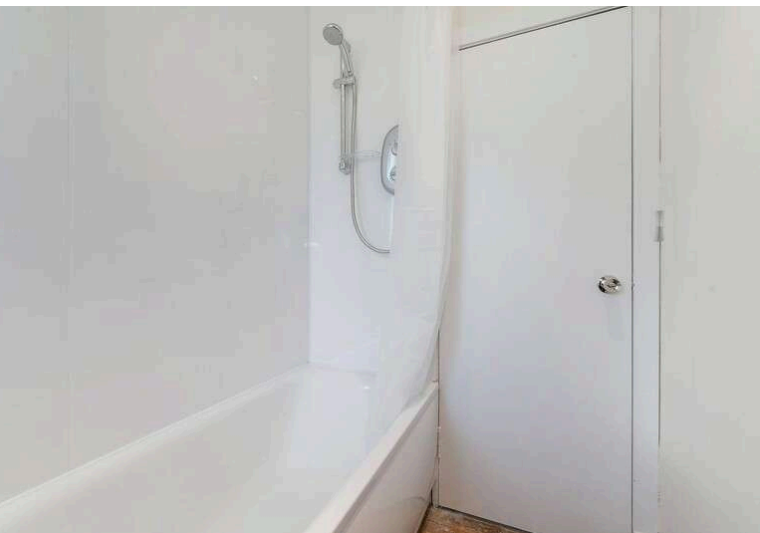
Solicitors, Estate Agents & Business Lawyers



77 Burns Street, Dunfermline, KY12 9EL
Offers Over £115,000



Semi detached villa located on a corner plot in a much sought after area. Close to schools and local amenities. The property briefly comprises: Hall. Lounge. Newly fitted kitchen units. Walk in larder. 2 Bedrooms (built in wardrobe in master bedroom). Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Timber garage. Greenhouse. Shed. Ideal for first time buyers. Viewing a must. EPC - D



LOCATION

The Royal Burgh of Dunfermline is a town of considerable historical interest being a former seat of the Kings of Scotland, the birth place of Andrew Carnegie and the final resting place of King Robert the Bruce whose remains are buried in Dunfermline Abbey. Whilst the Abbey and the Palace Ruins, Carnegie's Birthplace and Abbot House reflect much of the historical past of the town, developments in recent years have seen Dunfermline move very much into the modern era whilst still retaining much of its original charm. The amenities in the centre of town are augmented by those found at the excellent Fife Leisure Park and Halbeath Retail Park located adjacent to Junction 3 of the M90 on the eastern periphery of town. Dunfermline is located only 5 miles from the Forth Road Bridge, the southern gateway to Fife, and is therefore particularly popular with commuters to Edinburgh and many other parts of the Central Belt. The town is also ideally located for access to the many areas of natural beauty to be found in Fife and benefits from the full range of social amenities, leisure facilities and educational establishments associated with a modern town. There are good motorway links to Edinburgh, Perth, Dundee and Glasgow whilst the local transport infrastructure includes good commuter services by rail to Edinburgh and all points on The Fife Circle. There is also a wide range of bus services to town and country whilst Edinburgh Airport is only 30 minutes drive.

PROPERTY - SEMI DETACHED VILLA

- Hall
- Lounge
- Kitchen
- Walk in larder
- 2 bedrooms (one with a built in wardrobe)
- Downstairs Bathroom
- Gas Heating
- Double glazed
- Timber garage
- Gardens to front and rear
- Greenhouse
- Shed
- Sough after property type
- Ideal starter home

ACCOMMODATION

Hall

Stairs to upper floor. Doors to lounge and bathroom

Lounge 4.19 m x 4.09 m / 13'9" x 13'5"

Door to kitchen. Cornicing. Small cupboard housing the electric meter. (Front facing)

Kitchen 3.2 m x 2.2 / 10'6" x 7'3"

Newly fitted units with cooker hood. Walk in larder. Door to garden. Cornicing. Gas boiler.(Rear facing)

Bathroom 2.49 m x 1.40 m / 8'2" x 4'7"

Downstairs bathroom with shower over the bath. White suite. Part tiled. (Rear facing)

Landing

Doors to bedrooms. Storage cupboard.

Bedroom 1 3.20 m x 3.00 m / 10'6" x 9'10"

Built in wardrobe. Cornicing. (Front facing)

Bedroom 2 3.40 m x 3.20 m / 11'2" x 10'6"

Shelved cupboard. Cornicing. Access to loft.

Garden

The property has areas of garden ground to the front and rear. The front garden is bounded by timber fencing and hedges and is laid to lawn with flower borders and shrubs. The larger rear garden is bounded by timber fencing and brick retaining walls. It is mainly laid to lawn with a few shrubs. There are also some stone chipped and paved areas. Greenhouse. Shed.

Garage 4.93 m x 2.79 m / 16'2" x 9'2"

Timber garage with concrete floor accessed via a paved driveway.

HEATING

The property has gas central heating

GLAZING

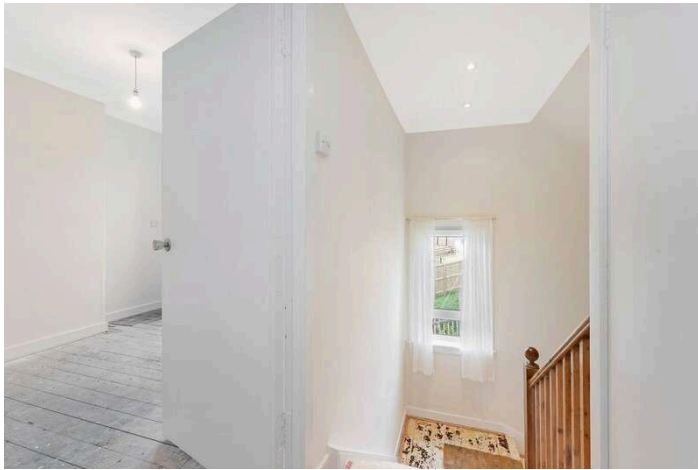
The property is double glazed

EXTRAS

All the curtains 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.



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

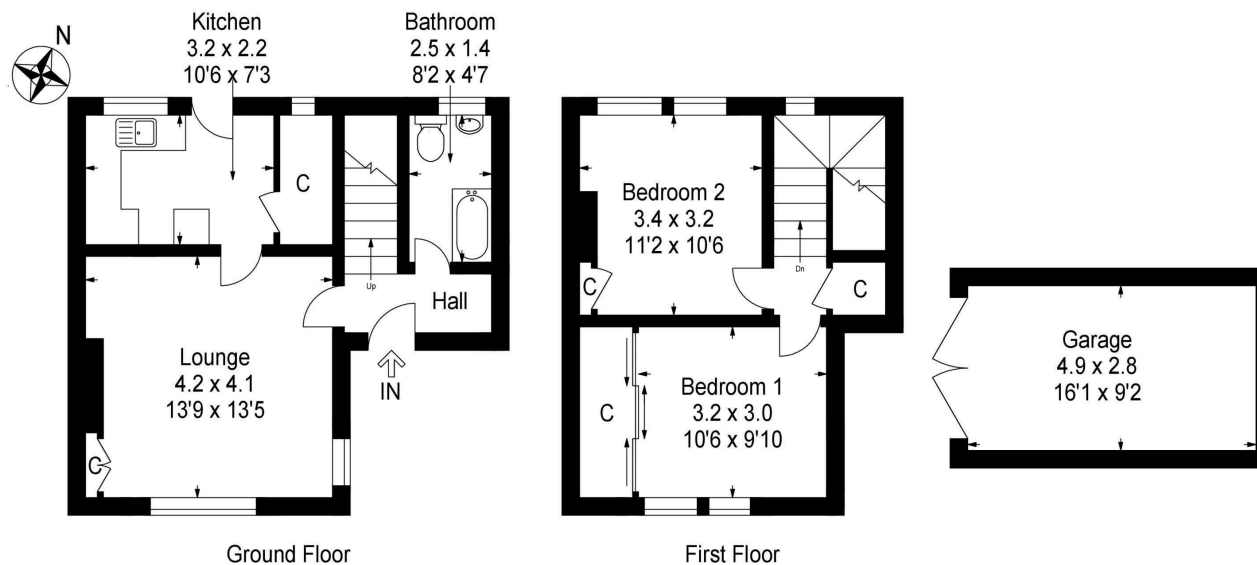
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.co.uk

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,
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Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connel.co.uk



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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