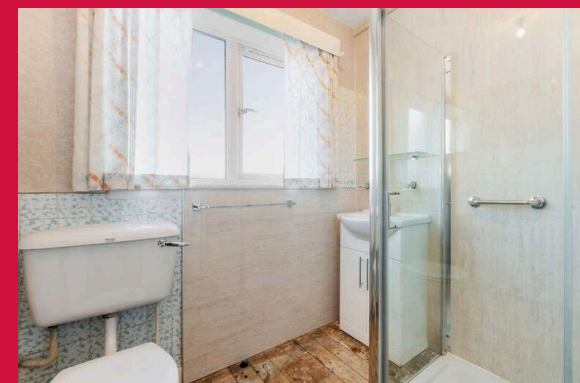


ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

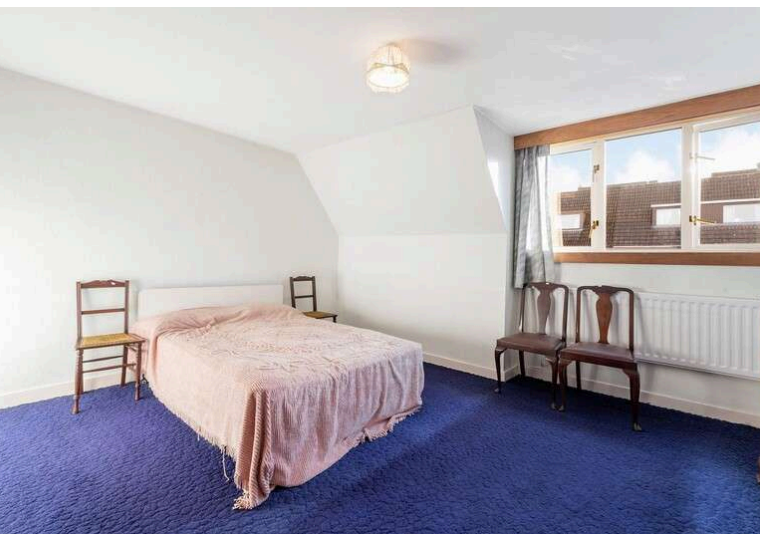


10 Thimblehall Drive, Dunfermline, KY12 7UD
Offers Over £195,000



Well proportioned detached villa situated within the desirable area of Garvock. The property is in walking distance of the town centre and a good base for easy access to commuter links and Dunfermline train station.

Hall, Lounge/Dining room, Kitchen, 3 Bedrooms, Shower Room, Cellar. Double glazing. Oil heating. Integral Garage. Large Driveway. Gardens to front and rear. Modernisation required. Viewing is a must to appreciate the potential of the property. EPC - F



LOCATION

Thimblehall Drive is within walking distance of Dunfermline town centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary education.

PROPERTY - DETACHED VILLA

- Hall
- Lounge/Dining room
- Downstairs bedroom
- Kitchen
- Shower room
- Two further bedrooms
- Cellar
- Garage / Driveway
- Double glazed
- Oil Heating
- Gardens to front and rear
- Rear garden backs onto playing field

ACCOMMODATION

Hall

Under stairs cupboard. Doors to Lounge, bedroom 3 and shower room. Stairs to upper floor.

Lounge 6.40 m x 4.09 m / 21'0" x 13'5"

Fire surround housing an electric fire. Dual aspect.

Kitchen 4.1 m x 2.6 m / 13'5" x 8'6"

Fitted units. Rear facing.

Bedroom 3 3.71 m x 3.10 m / 12'2" x 10'2"

could be used as second reception room. Front facing

Shower Room 2.01 m x 2.01 m / 6'7" x 6'7"

Downstairs shower room. partly wet walled. Rear Facing

Landing

Doors leading to 2 bedrooms

Bedroom 1 4.09 m x 3.99 m / 13'5" x 13'1"

Built in wardrobe. Front facing

Bedroom 2 3.99 m x 3.91 m / 13'1" x 12'10"

Built in wardrobe and storage cupboard.

Cellar 4.09 m x 2.59 m / 13'5" x 8'6"

Cellar access via the garage.

Outside

Large driveway leading to the garage which is located under the property. Electric. Water tap. Leads to the cellar.

Gardens

The front garden is mainly laid to lawn with flower borders. The larger rear garden which overlooks parkland has a large tarmac parking area leading to the garage. It is mainly laid to lawn with trees, shrubs and flower borders.

Garage 6.40 m x 3.00 m / 21'0" x 9'10"

There is a good size garage located underneath the property, which has electricity and a water tap. Access to the cellar is via the garage.

HEATING

Oil heating

GLAZING

Double glazed

EXTRAS

All fitted carpets and 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

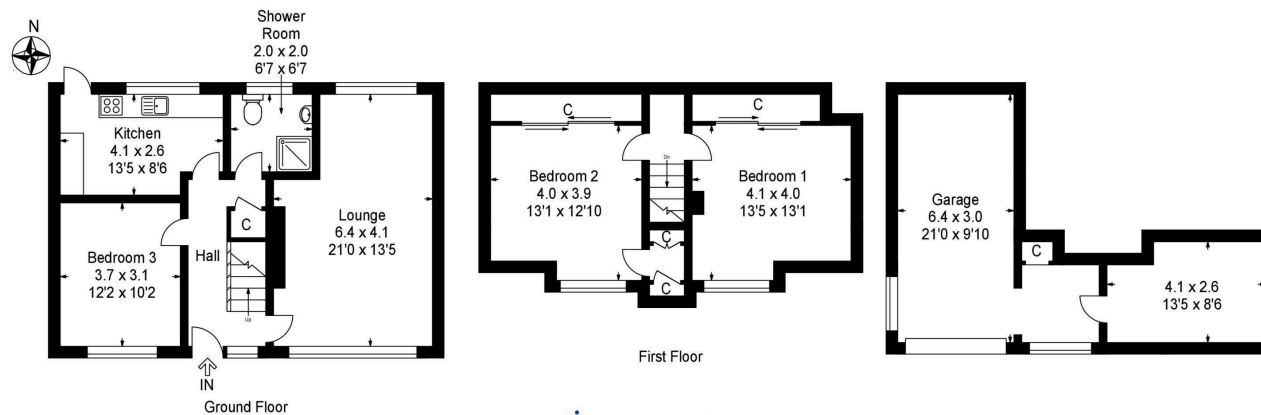
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www.rossconnel.co.uk

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: lsmith@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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