

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



2 Norton Place, Dunfermline, KY11 4RH
Offers Over £134,000



Well proportioned semi-detached villa located in a much sought after area, close to schools and offering ideal family accommodation Entrance hall, Lounge, Dining room. Fitted kitchen, 3 Bedrooms (Built in wardrobes), Shower room. Under stairs study area. Double glazing. Gas central heating. Garden. Ideal first for first time buyers. Move in condition. Viewing a must! EPC - C

LOCATION

Norton Place is located in a well-established and much sought after residential area only a few minutes' drive from Dunfermline town centre where a full range of shopping, social, and leisure facilities can be found. Dunfermline is located only 5 miles from the Forth Road Bridge, and is therefore, particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the M90 motorway with its direct links across the Forth Road Bridge to Edinburgh or north to Perth and Dundee. The local railway station provides a regular service to Edinburgh with intercity links to other parts of the UK and there are regular and convenient bus services, both local and national.

PROPERTY

- Fitted kitchen
- Dining room
- Good size lounge
- 3 bedrooms all with built in wardrobes
- Shower room
- Under stairs study area
- Large cupboard in hallway
- Double glazed
- Gas heating
- Garden

ACCOMMODATION

Hall

Under stairs study area. Large cupboard. Doors to Lounge and dining room. Stairs.

Lounge 5.69 m x 3.51 m / 18'8" x 11'6"

Good size room. Patio doors. Rear facing.

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

Leading to kitchen. Large storage cupboard.

Kitchen 3.51 m x 3.00 m / 11'6" x 9'10"

Fitted kitchen, with built in fridge, freezer, oven, hob, cooker hood, dishwasher, washing machine. Tiled floor. Door to garden. Rear facing.

Landing

Doors leading to bedrooms and shower room. Side facing.

Bedroom 1 4.50 m x 3.20 m / 14'9" x 10'6"

Built in wardrobe. Rear facing.

Bedroom 2 3.51 m x 3.00 m / 11'6" x 9'10"

Built in wardrobe. Rear facing.

Bedroom 3 3.51 m x 3.10 m / 11'6" x 10'2"

Built in wardrobe. Rear facing.

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

White shower suite. Front facing.

Garden

Well established rear garden with mature shrubs. There is a mono block patio area with larger area laid with stone chippings for ease of maintenance. Side gate.

HEATING

The property has gas heating.

GLAZING

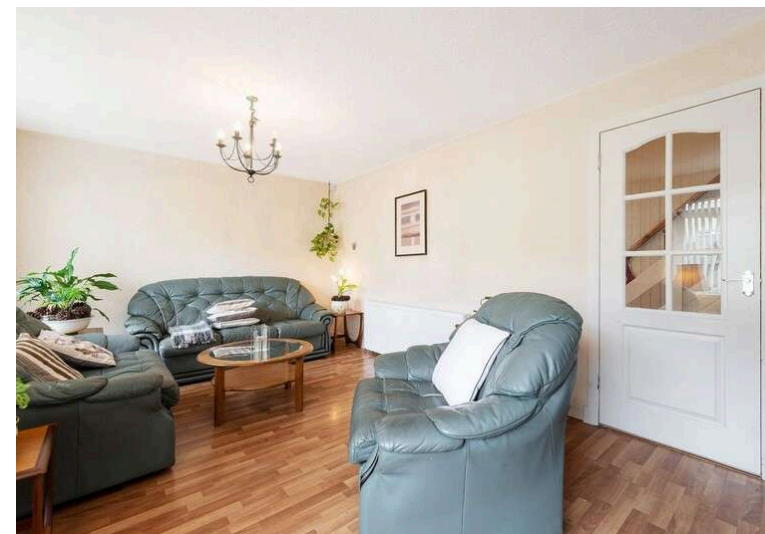
The property is double glazed.

EXTRAS

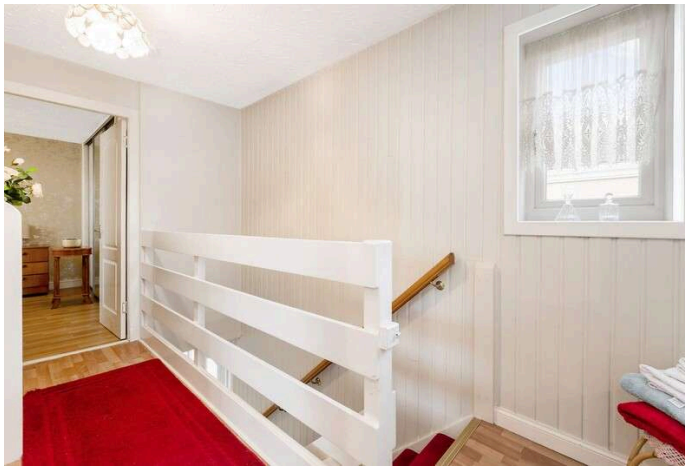
Carpets where fitted, curtains and blinds are included in the sale price. Furniture may be available by separate negotiation.

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 or
ESPC Saturday and Sunday 0131 624 8000

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

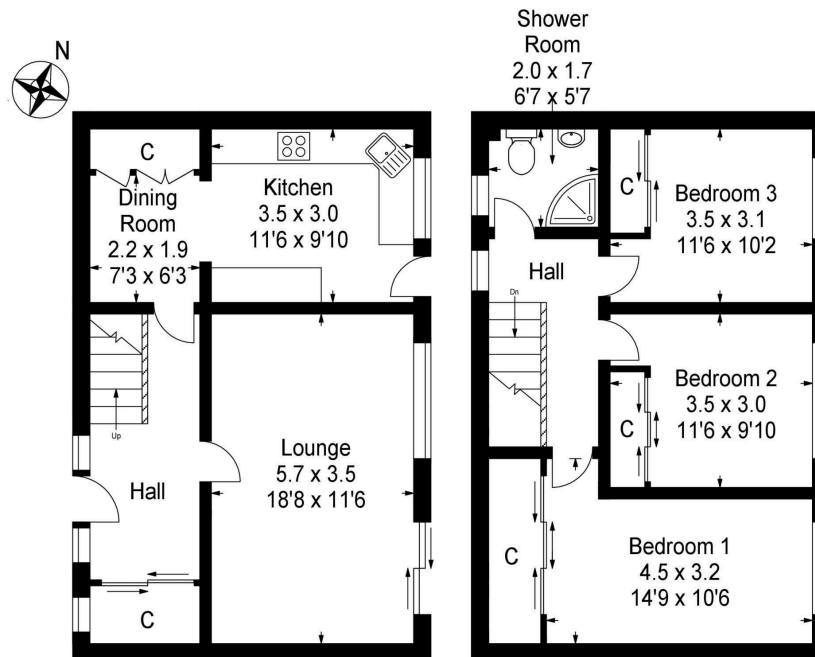
VISIT OUR WEBSITE FOR A FULL RANGE OF
PROPERTIES FOR SALE

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,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@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)

© VistaBee 2021

