

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**14 Cherry Bank, Dunfermline, KY12 7RG**  
**Offers Over £299,000**





Rarely available detached bungalow circa 1930's of excellent proportions, situated on enviable corner location within the much sought after Garvock area. Entrance vestibule with feature stained glass window, Hall, Lounge/dining room, Breakfasting kitchen. Conservatory, 3 Double bedrooms (one currently used as a second lounge), Shower room. Generously proportioned well stocked, mature and most attractive gardens to the front side and rear. Detached garage. Double Glazing. Warm air central heating. Large attic space with planning permission for conversion, potential for 2 further bedrooms and en-suite shower room. Superb family home. Flexible accommodation. Great location close to town. Early viewing highly recommended. EPC - D.



## LOCATION

Cherry Bank 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 intercity 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 BUNGALOW

- Entrance vestibule
- Hall
- Lounge
- Dining room
- 3 Double bedrooms
- Shower room
- Large attic (with planning permission)
- Generously proportioned gardens
- Garage
- Superb corner location
- Much sought after area, close to town

## ACCOMMODATION

### Entrance Vestibule

Beautiful solid front door with stained glass window gives entry to the property. Attractive circular stain glass window. Door to hall.

### Hall

The hall gives access to the lounge, 3 bedrooms, bathroom and the kitchen.

### Lounge 4.40 m x 4.10 m / 14'5" x 13'5"

This is a lovely, bright room which features a large bay window. This room can also be used as a third bedroom. Front.

### Lounge/Dining Room 4.60 m x 4.10 m / 15'1" x 13'5"

Another well proportioned public room which also features a large bay window. Fireplace. Front.

### Breakfasting Kitchen 4.60 m x 3.00 m / 15'1" x 9'10"

This is a good sized kitchen fitted with ample floor and wall storage units. Door to conservatory. Side and rear.

### Bedroom 1 4.20 m x 3.60 m / 13'9" x 11'10"

A good sized double bedroom. Large fitted wardrobes. Further built in wardrobe. Rear.

### Bedroom 2 4.20 m x 3.20 m / 13'9" x 10'6"

The second double bedroom is also of good proportions and features large fitted wardrobes. Further built in wardrobe. Rear.

### Shower Room 2.4 m x 1.8 m / 7'10" x 5'11"

Fitted with a modern white suite. Side.

### Conservatory 3.7 m x 3.0 m / 12'2" x

This is a lovely addition to any family home. Rear.

### Attic

This property has a very large attic which the current owners have obtained planning permission to convert, creating 2 additional bedrooms and an en-suite shower room.

### Garden

One of the main features of this property, are good sized gardens to front, side and rear which comprise many areas of interest including well maintained area of lawn, patio, rose beds, brick built feature walls and borders for general planting. The gardens are fully enclosed by fencing and wall and offer a very safe child and pet environment.

### GARAGE/DRIVEWAY

Detached garage.

### HEATING

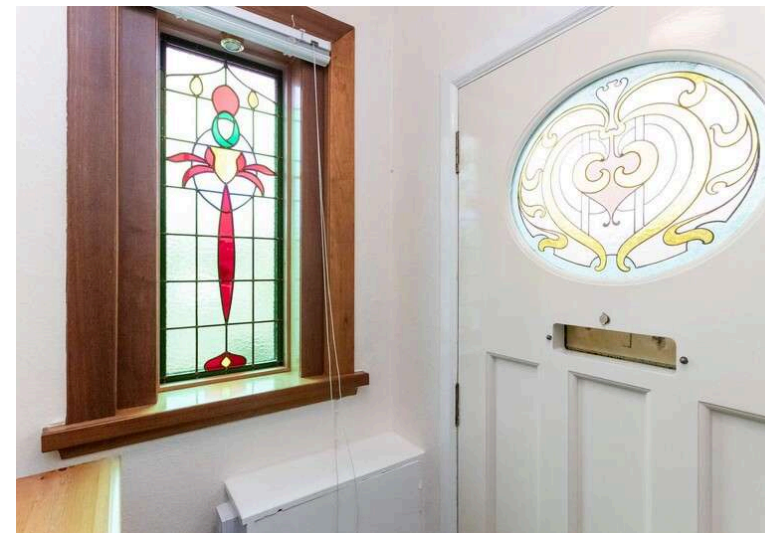
This property has warm air central heating.

### GLAZING

The property is double glazed.

### EXTRAS

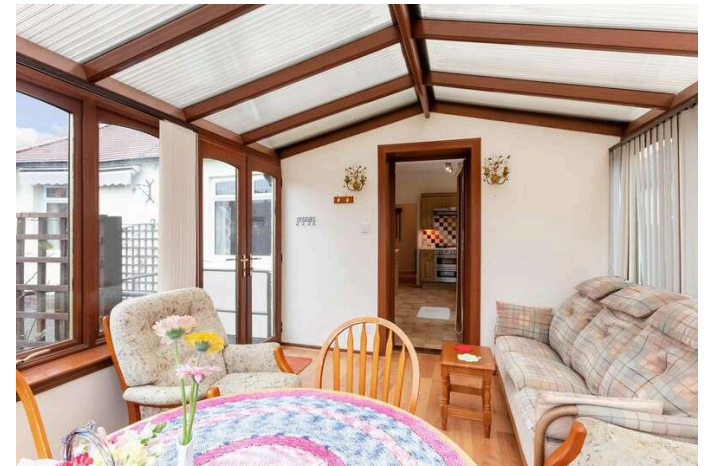
All the fitted carpets and blinds are included in the sale price.





















## 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)

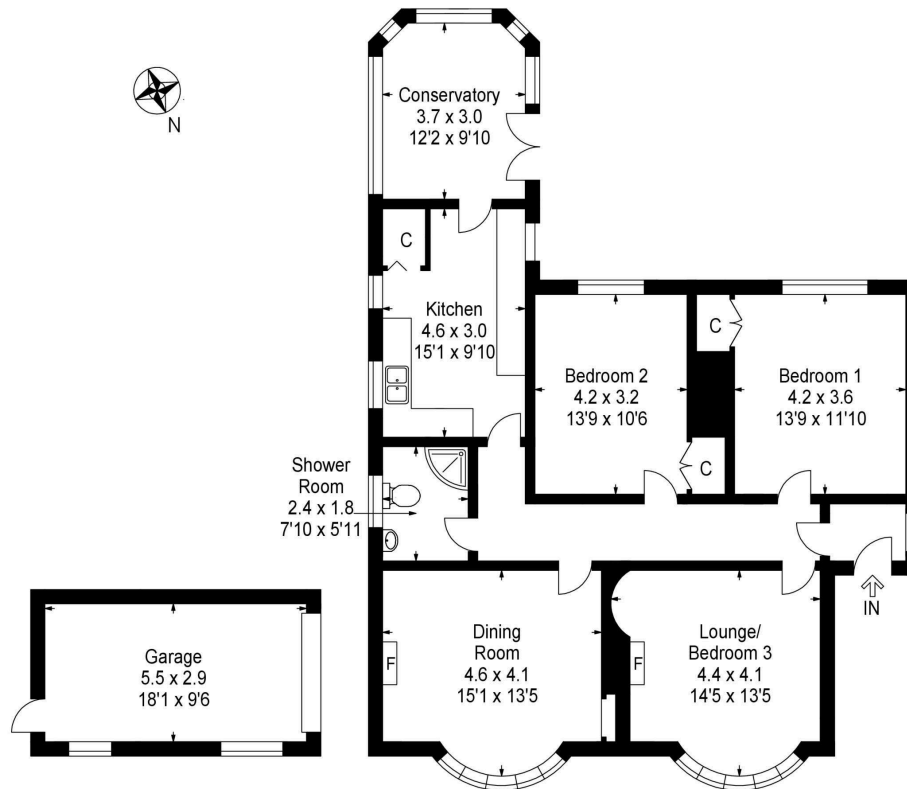
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

## HOME REPORT

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

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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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