

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



115 Halbeath Road, Dunfermline, KY12 7RE
Offers Over £324,000



Rarely available detached bungalow with attic conversion offering superb family accommodation in move in condition. Entrance vestibule, Hall, Lounge, Family room, Dining room, Breakfasting kitchen, 4 bedrooms (one currently used as a dining room), Bathroom, Shower room. Generously proportioned well stocked, mature and most attractive gardens to the front and rear. Extended garage (with storage/workshop area). Cellar. Toolshed. Double Glazing. Gas central heating. Modern decor. Quality finishings throughout. Very flexible accommodation. Great location close to town. Early viewing highly recommended. EPC - E

LOCATION

Halbeath Road is a prime residential area within walking distance of Queen Margaret Rail Halt (with services to Edinburgh). Dunfermline City Centre is approximately one mile away. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Available within half a mile are primary and secondary schools, Asda Supermarket, Tesco Supermarket and Fife Leisure complex. For the commuter, the M90 Motorway (for travel both north and south) can be reached quickly and easily.

PROPERTY - DETACHED BUNGALOW

- Entrance Vestibule
- Hall
- Lounge
- Dining room/Bedroom 4
- Sitting room
- 3 Bedrooms
- Bathroom
- Shower room
- Double glazing
- Gas central heating
- Beautiful, well proportioned gardens
- Garage (extended with storage/workshop area)

ACCOMMODATION

Entrance Vestibule

With door to hall.

Lounge 4.50 m x 4.40 m / 14'9" x 14'5"

This is a beautifully proportioned lounge which features a bay window, corning and feature fireplace. Front.

Sittingroom 5.40 m x 3.70 m / 17'9" x 12'2"

The seating room features an attractive box bay window with seat area. Attractive staircase to upper level with moulded balustrade and turned spindles. Rear.

Dining Room 3.20 m x 3.00 m / 10'6" x 9'10"

This is a lovely room, which could easily be used as a fourth bedroom. Rear.

Breakfasting Kitchen 3.20 m x 3.00 m / 10'6" x 9'10"

This is a bright kitchen. Door to garden. Rear.

Bedroom 1 4.70 m x 3.20 m / 15'5" x 10'6"

This stunningly presented bedroom is of good proportions. Front.

Bathroom

This very smart, contemporary bathroom has a shower set over the bath. Most attractive tiling to wall and floor. Side.

Landing

With doors to 2 bedrooms and bathroom.

Shower Room

This is a great addition to any family home. Fitted with a white suite. Side.

Bedroom 2

The second bedroom is of good proportions. Storage cupboard. Front.

Bedroom 3 5.20 m x 2.40 m / 17'1" x 7'10"

The third bedroom is also of good proportions and is currently used as a bedroom and office area. Storage cupboard. Rear.

Garden

The property enjoys stunning areas of garden ground to the front and rear. The front garden has mainly been given over to off street parking whilst the large, beautiful fully landscaped area of garden ground which is south facing, comprises extremely well manicured areas of lawn with well stocked borders for planting. Patio areas. There is a cellar and a toolshed offer superb areas for storage.

GARAGE/DRIVEWAY

There is a single garage with an extension to the rear which offers a handy workshop /storage area.

HEATING

The property has gas central heating

GLAZING

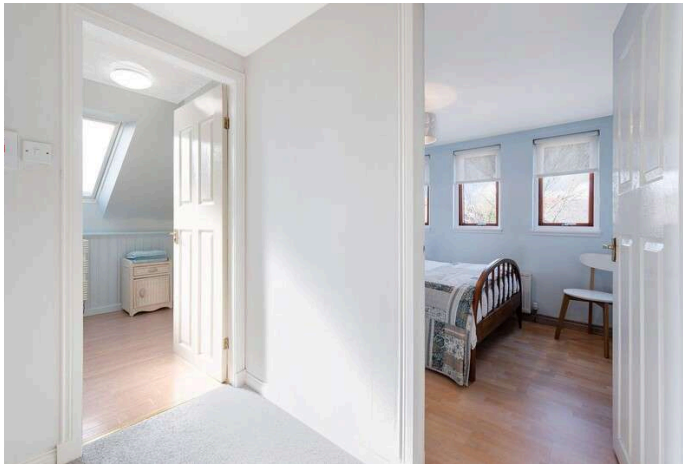
The property has double glazing.

EXTRAS

All the fitted carpets and blinds together with the fridge/freezer, dishwasher and wardrobes in bedroom 1 are included in the sale price.













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

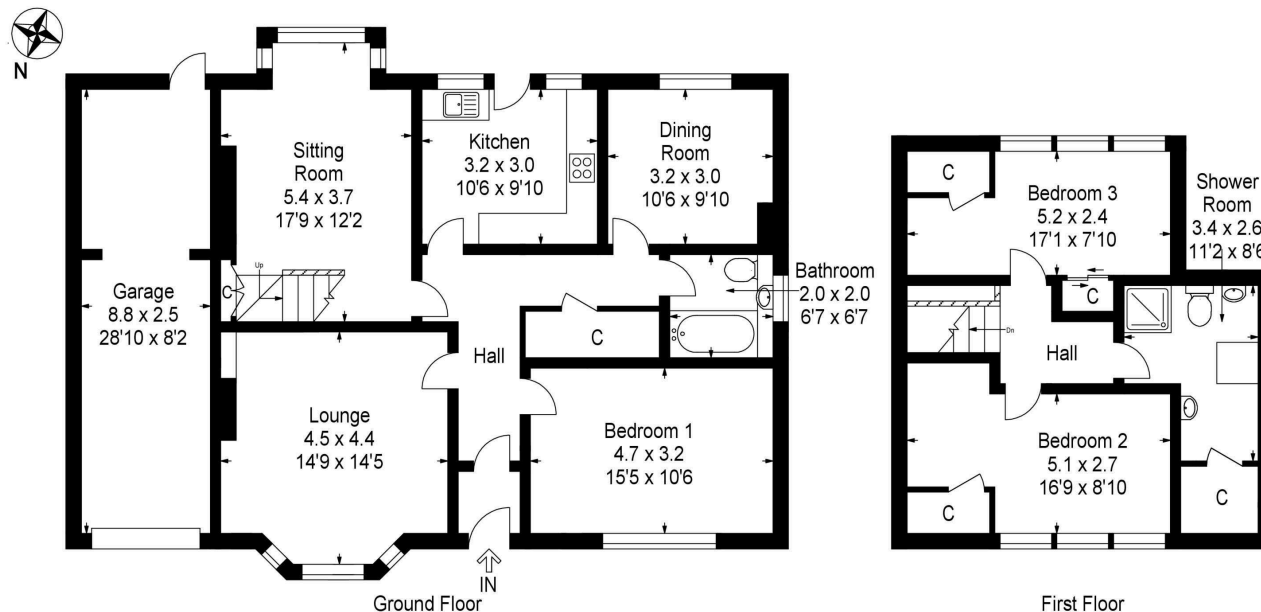
These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

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.

Home Report

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

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connell.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)

© VistaBee 2022

espc



rightmove

s1homes.com

Find us on
Facebook