

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



1 Newlands Park, Dunfermline, KY12 0RG
Offers Over £385,000



Extremely impressive and stunningly presented detached villa, located within a prestigious enclave, within easy reach of the town centre. Entrance vestibule. Hall. Lounge. family room (with four French doors). Luxury kitchen/Dining room. Utility room. Office/study. Master suite (master bedroom and shower room). 3 further bedrooms. Nursery. Family bathroom. (free standing bath and separate shower cubicle). Double garage with electric charging point. Gas central heating. Double glazed. Lovely low maintenance gardens to front, side and rear. Views. Well proportioned family home. Solid oak parquet flooring. Quality finishing's throughout. Excellent storage space. EPC - C. Council Tax Band - F. Freehold Internal viewing highly recommended.

LOCATION

The City and Royal Burgh of Dunfermline is a town of considerable historical interest being a former seat of the Kings of Scotland, the birthplace of famous industrialist and philanthropist Andrew Carnegie and the final resting place of King Robert the Bruce whose remains are buried in Dunfermline Abbey. Whilst the Abbey, the Place Ruins, Carnegie's Birthplace museum, Abbot House and Pittencrieff Park reflect much of historical past of the town, development in recent years has seen Dunfermline moving very much into a modern area whilst still retaining much of its original charm.

Newlands Park is a small enclave located just off Thistle Street which in turn runs west from Townhill Road, one of the main arteries running north from the town centre and bisects a large, wholly residential area which benefits from ease of access to the full range of shops, social and leisure facilities and education establishments associated with Dunfermline.

Quick access can be gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and also via the M80 motorway to Glasgow. Both Edinburgh and Glasgow airports offer a good range of domestic and international flights. The local railway station is also close at hand and offers a regular service to Edinburgh Waverley (30 minutes) with onward services to all parts of the UK.

Dunfermline is located only 4 miles from the Forth Road Bridge, the southern gateway to The Kingdom of 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 many areas of natural beauty to be found in Fife and its neighbouring counties. This particular property is convenient for the Scottish National Water-ski Centre at Townhill Loch, the focal point of the Townhill Country Park which also offers facilities for a variety of sports and woodland walks.

PROPERTY

- Luxury dining kitchen
- Lounge
- Family room
- Master bedroom
- 3 Further Bedrooms
- Nursery
- Office/study
- Family bathroom
- Shower room
- Utility room
- Double garage with electric charging point
- Low maintenance gardens
- Double glazing
- Gas central heating
- Solid oak parquet flooring
- Quality finishing's

ACCOMMODATION

Entrance Vestibule

Doors leading to hall and dining kitchen.

Hall

Doors leading to 3 bedrooms, family bathroom and rear hallway. Under stair cupboard. Stairs to first floor.

Dining Kitchen 6.10 m x 3.91 m / 20'0" x 12'10"

Luxury dining kitchen with built in oven, hob, cooker hood, warming draw and dishwasher. Breakfast bar. Dual aspect to front and side. Door to utility room.

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

Washing machine. door to garden.

Bedroom 2 3.91 m x 3.61 m / 12'10" x 11'10"

Rear facing.

Bedroom 3 3.81 m x 3.30 m / 12'6" x 10'10"

Rear facing.

Bedroom 4 3.81 m x 2.49 m / 12'6" x 8'2"

Built in wardrobe. Rear facing.

Family Bathroom 3.91 m x 2.49 m / 12'10" x 8'2"

With free standing bath and Aqualisa shower set in a 1600mm Matiki shower compartment. Front facing.

Rear Hallway

Door to garden.

Upper Floor

Open plan living area

Lounge 6.71 m x 4.19 m / 22'0" x 13'9"

Good size living area. Door to Master suite and opening leading to the nursery, office and family room. Rear facing.

Master Suite

Doors to shower room and master bedroom. Built in storage cupboards.

Master Bedroom 4.19 m x 3.99 m / 13'9" x 13'1"

With built in wardrobes. Dual aspect to front and side.

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

Side facing.

Nursery 2.11 m x 2.01 m / 6'11" x 6'7"

With built in cupboard and small bed. Could be easily converted into another office or study. Rear facing.

Office 2.11 m x 2.01 m / 6'11" x 6'7"

With built in storage cupboard and desk area. Front facing.

Family Room 5.69 m x 3.61 m / 18'8" x 11'10"

Generously proportioned room. With four French doors, windows to front and rear. Lovely views.

GARDENS

The property benefits from low maintenance gardens to front, side and rear. The gardens are immaculately kept and divided into different areas. Consisting mainly of decked and mono block areas.

GARAGE/DRIVEWAY

There is a double garage with light and power. two up'n'over doors .electrics charging point.

HEATING

The property has gas central heating.

GLAZING

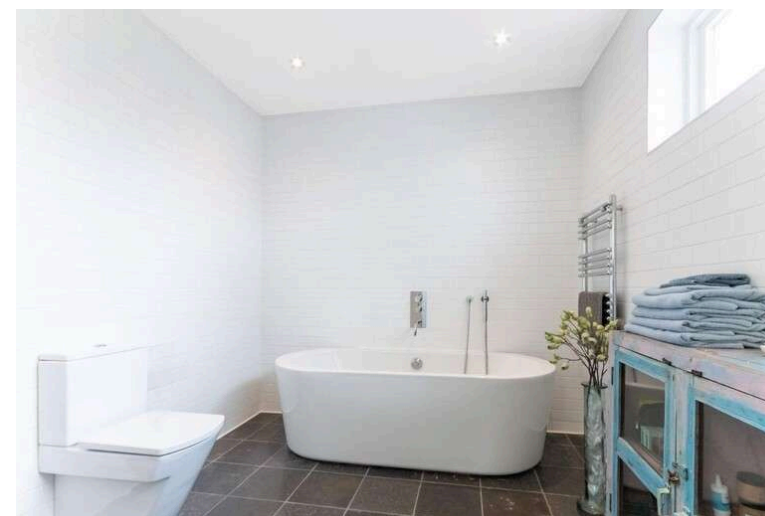
The property is double glazed.

EXTRAS

Carpets where fitted The blind in the office Free standing fridge/freezer in the kitchen (no warranties given)

HOME REPORT

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













Ground Floor

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 dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/drobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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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
Alan Dear at Ross & Connel on 01383 721156

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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.

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