



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

113 Golfdrum Street, Dunfermline, KY12 8DZ
Offers Over £115,000



End terraced villa offering well proportioned accommodation located within walking distance of town centre and Pittencrieff Park. Property comprises - Entrance hall. Lounge. Dining kitchen. 3 bedrooms. Office. Bathroom. Double glazing, Gas central heating. Gardens to front and rear. Convenient location. Ideal for first time buyer or family home. South facing views over farmland. EPC- D. Council Tax Band - B. Freehold

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Palace reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY

- Lounge
- 3 Bedrooms
- Dining Kitchen
- Bathroom
- Office
- Storage cupboards
- Gas central heating
- Double glazed
- Gardens to front and rear

ACCOMMODATION

Entrance Vestibule

With stairs to all levels. Front facing

Hall

2 storage cupboards. Doors to bathroom, dining kitchen and lounge

Lounge 4.70 m x 3.20 m / 15'5" x 10'6"

Good size lounge. Door to kitchen dining room.. Rear facing

Kitchen Dining Room 5.11 m x 2.59 m / 16'9" x 8'6"

With a range of kitchen units. Cooker hood. Door to garden. Dual aspect to front and rear.

Bathroom 2.01 m x 1.70 m / 6'7" x 5'7"

With white suite. Shower over bath

Landing

Doors to bedrooms.

Bedroom 1 3.99 m x 2.69 m / 13'1" x 8'10"

Built in wardrobe. Rear facing

Bedroom 2 3.99 m x 1.91 m / 13'1" x 6'3"

Built in cupboard. Rear facing

Bedroom 3 2.69 m x 2.49 m / 8'10" x 8'2"

Door leading to office. Could be converted into one larger bedroom. Front facing

Office 2.69 m x 2.49 m / 8'10" x 8'2"

Usual office area which could be converted to form a larger bedroom. Rear facing

Outside

There are gardens to the front and rear which comprise of a covered decked area, lawn, stone chippings. shrubs and a summer house.

HEATING

the property has gas central heating

GLAZING

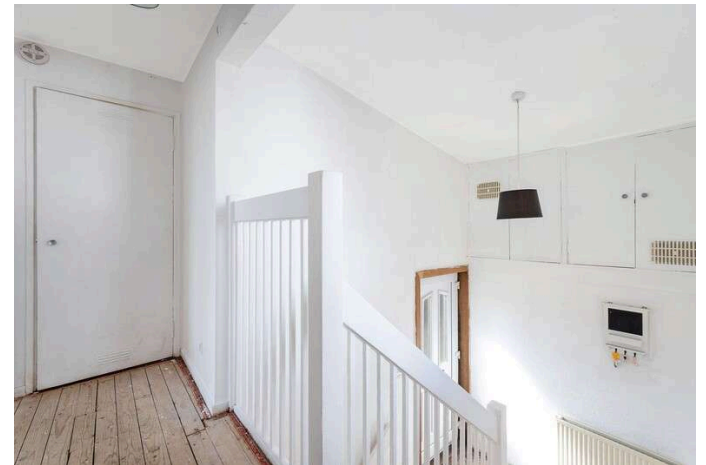
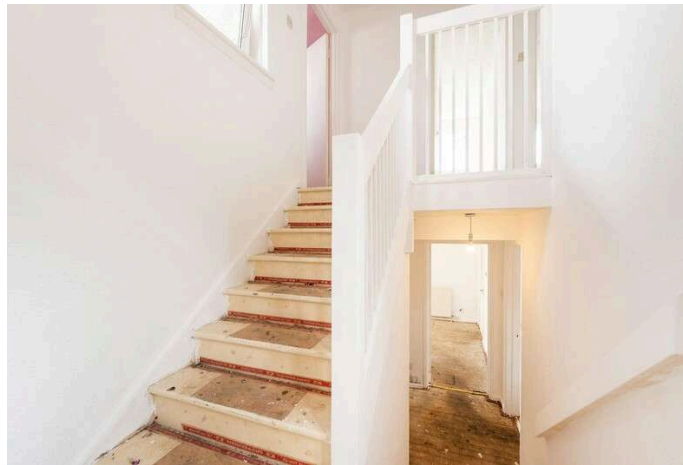
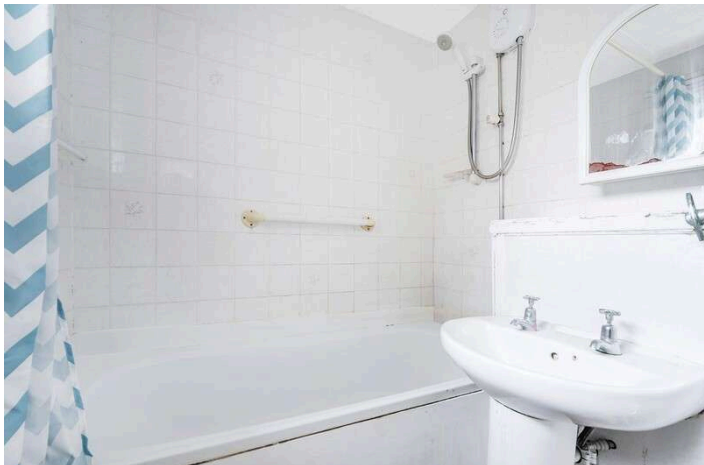
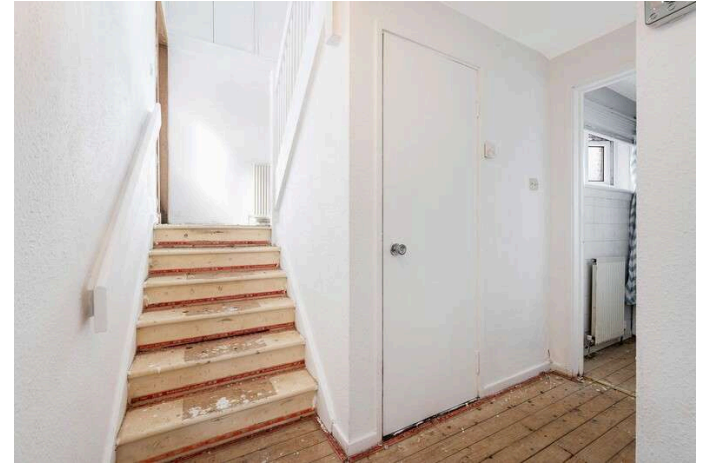
The property is double glazed

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
Alan Dear at Ross & Connel on 01383 721156

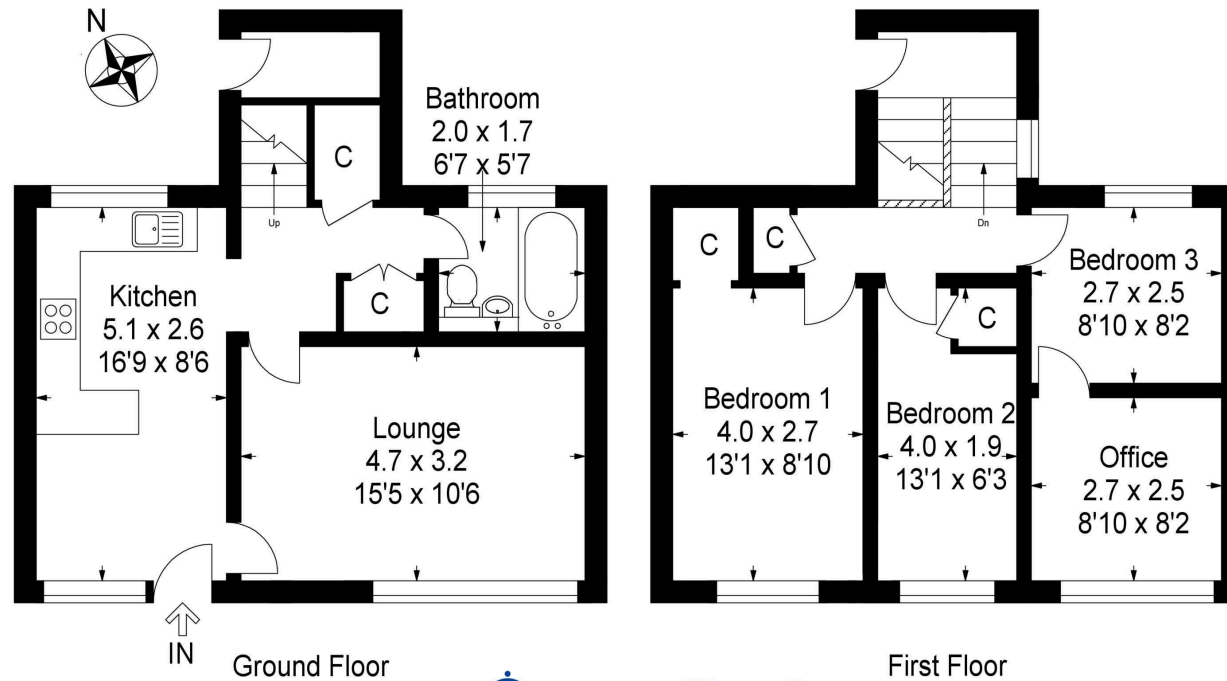
VISIT OUR WEBSITE FOR A FULL RANGE OF
PROPERTIES FOR SALE

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: adear@ross.connel.co.uk



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

