

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



146 Appin Crescent, Dunfermline, KY12 7TX
Offers Over £230,000



Superb opportunity to acquire this attractive traditional mid terraced property circa 1900. Internal floor area 109 sq. metres. Walking distance to town centre, train and bus stations. The property comprises Vestibule. Hallway. Living room (bay window). Dining room. Kitchen. Downstairs bathroom. 3 Bedrooms. Mostly double glazed. Gas central heating. Gardens to front and rear. Well presented. EPC - D. Council Tax - D. 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 Abbot House reflect the historic interest of the town, 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 town. 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

- Vestibule
- Hall
- Living Room with bay window
- Dining Room
- Kitchen
- Downstairs Bathroom
- 3 Bedrooms
- Traditional features
- Mostly double glazed
- Gas central heating
- Gardens to front and rear
- Internal floor area 109 sq. metres
- Walking distance to town centre, train and bus station

ACCOMMODATION

Entrance Vestibule

Door leading to hall

Hall

Doors leading to lounge, dining room and bathroom. Stairs to upper level.

Living Room 4.80 m x 3.61 m / 15'9" x 11'10"

Good size living room with bay window. Feature fireplace with gas fire, cornicing and ceiling rose. Front facing

Dining Room 4.29 m x 3.40 m / 14'1" x 11'2"

Feature fireplace with electric fire. Door to kitchen. Rear facing

Kitchen 5.00 m x 2.01 m / 16'5" x 6'7"

A range of fitted kitchen units with built in oven, hob and cooker hood. Storage cupboard. Ceiling hatch. Door to garden. Side and rear facing

Bathroom 2.01 m x 1.40 m / 6'7" x 4'7"

White suite with shower over the bath. Rear facing

Stairs

to upper level

Landing

Doors to 3 bedrooms

Bedroom 1 3.91 m x 3.40 m / 12'10" x 11'2"

Good size bedroom with bay window. Feature fireplace. Front facing

Bedroom 2 3.40 m x 3.40 m / 11'2" x 11'2"

Rear facing

Bedroom 3 3.81 m x 2.01 m / 12'6" x 6'7"

Velux style window. Loft hatch. Additional power points allowing flexibility for a working area/office. Front facing

Garden

There are well presented gardens to the front and rear of the property. The front garden is laid to lawn with shrubs and flowers borders. The long rear garden comprises of patio areas, lawns, shrubs and flower borders.

HEATING

Gas central heating

GLAZING

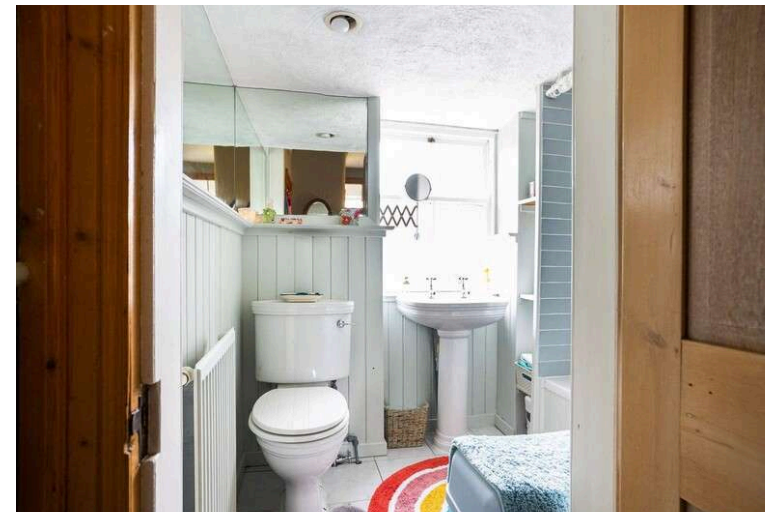
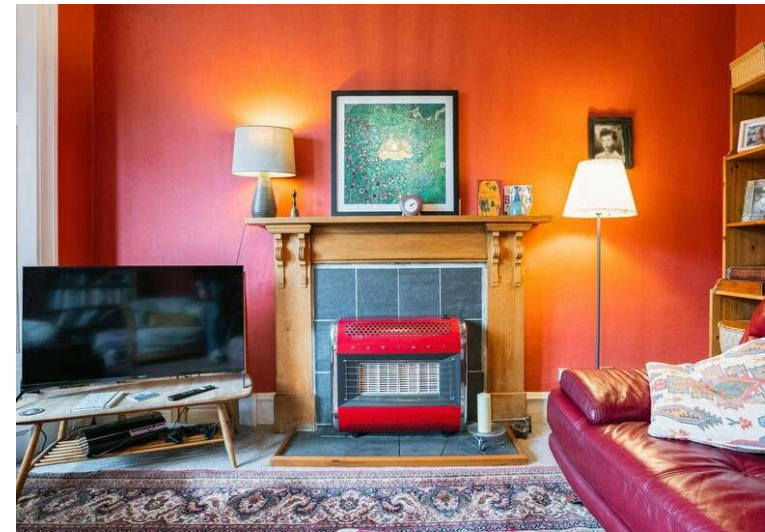
Mostly double glazed

EXTRAS

Carpets where fitted

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

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 Ross & Connel on 01383 721156

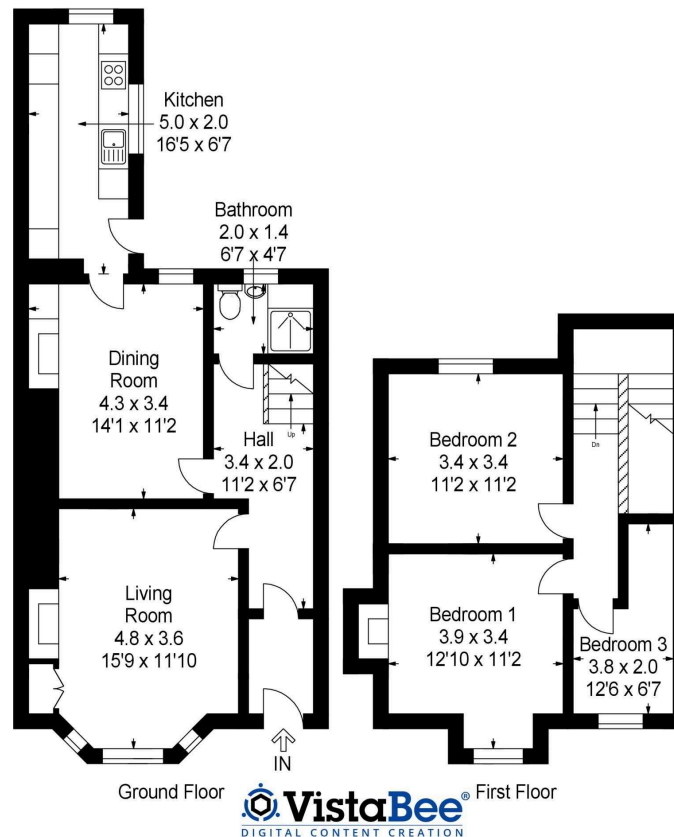
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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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