



ROSS & CONNELL

*Solicitors, Estate Agents & Business Brokers*

**67 Grieve Street, Dunfermline, KY12 8DW**  
Offers Over £225,000





Most appealing and rarely available mid terraced property circa 1900. Located in an established and private residential on the northwest side of Dunfermline. Convenient for town centre, Pittencrieff Park, schools and transport links. The property comprises - Hall. Downstairs WC. Lounge. Dining kitchen (French doors to decking area leading to the garden). 2 Bedrooms both with built in wardrobes. Shower room. Gas central heating. Double glazing. Large garden to rear. Modern decor. EPC - D. Council tax - D. Freehold.

## LOCATION

Grieve Street lies to the northwest of Dunfermline town centre and forms part of a long established residential area that has always been in demand by the discerning purchaser. In addition to being convenient for all the amenities associated with the town centre, the property is also very close to Pittencrieff Park with its varied attractions. Dunfermline has always enjoyed an enviable reputation for the standard of education provided in its schools and the subjects are within the catchment area for the highly regarded Pittencrieff Primary School, which is literally only 2 minutes walk away, and Queen Anne High School. The local bus and rail stations are easily accessed and provide excellent commuter services whilst the national motorway network can be accessed at junctions 2 or 3 of the M90. To reach the property from Sinclair Gardens roundabout at the East end of the town centre, proceed in a westerly direction along Carnegie Drive (A994). After approximately ¾ mile turn right into William Street and Grieve Street is 4th right thereafter. Number 67 is situated on the right.

## PROPERTY - MID TERRACED VILLA

- Hall
- Lounge
- Dining Kitchen
- Downstairs WC
- 2 Bedrooms both with built-in wardrobes
- Shower room
- Cellar
- Former wash house used as office
- Gas central heating
- Double glazing
- Some original features
- Good size garden

## ACCOMMODATION

### Hall

Doors to lounge, dining kitchen and downstairs WC. Stairs to upper level.

### Lounge 4.70 m x 3.91 m / 15'5" x 12'10"

Well presented room with recess bay window. USB points. Front facing.

### Dining Kitchen 6.20 m x 4.39 m / 20'4" x 14'5"

Good size room with a range of fitted kitchen units. Intergrated oven, hob and cooker hood. Butler sink. French doors to decked area leading to the garden. Feature corning and ceiling rose. USB points. Rear facing.

### WC

Modern white suite. Side facing.

### Bedroom 1 3.00 m x 3.00 m / 9'10" x 9'10"

Built-in wardrobes. Views. Rear facing

### Bedroom 2 3.61 m x 2.90 m / 11'10" x 9'6"

Built-in wardrobes. Front facing

### Shower Room 2.31 m x 2.11 m / 7'7" x 6'11"

Modern stylish room, with a double white suite. Feature radiator, sink and vanity unit. Under floor heating. Rear facing.

### Storage cupboard

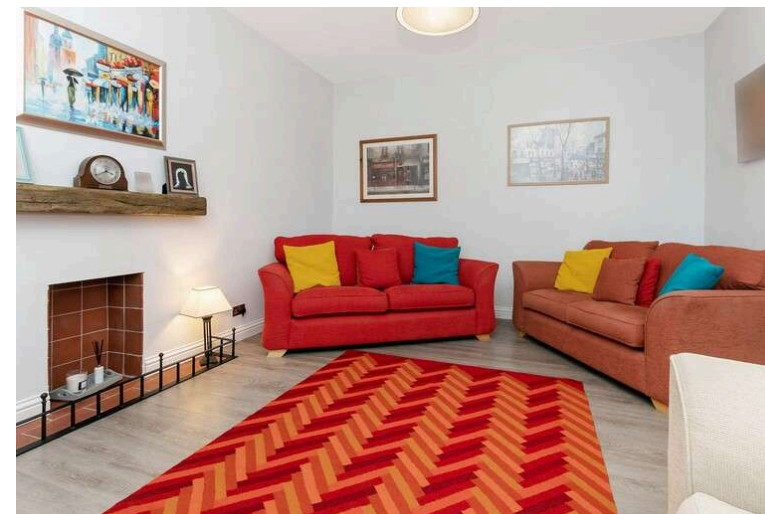
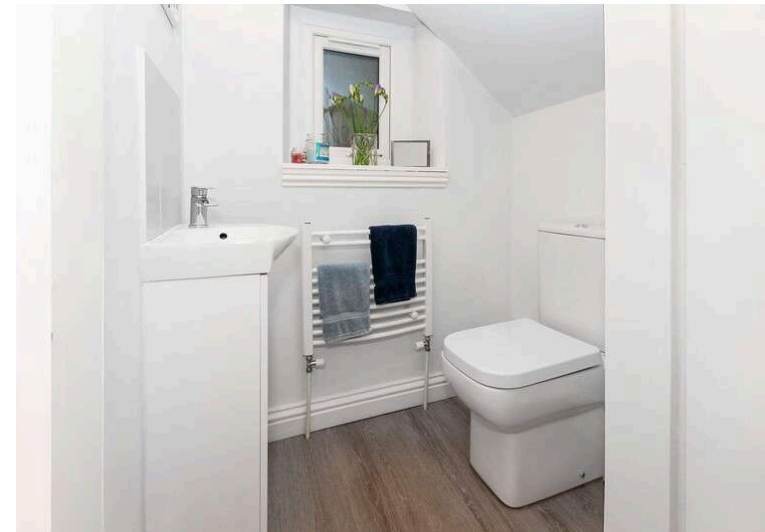
Large storage cupboard with potential to develop.

### Former Wash House

The is a former brick-built wash house in the garden which is currently used as an office. Electricity. USB points.

### Garden

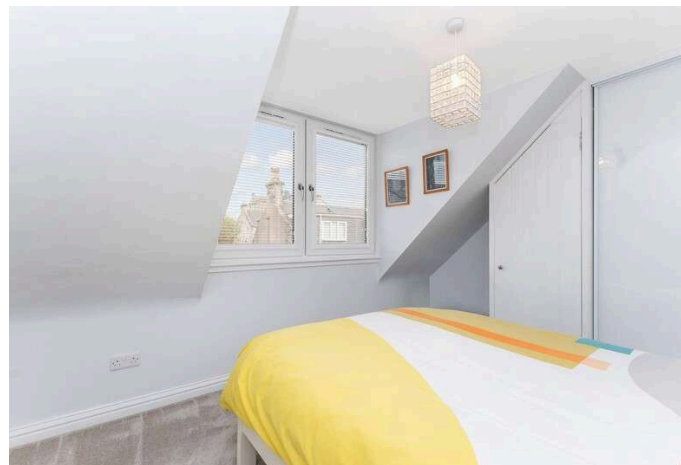
There is well maintained long garden to the rear of the property. It comprises a two tier raised decking which leads down from the French doors in the dining kitchen into the garden. There are lawned areas, well stocked flower beds and borders, mature shrubs and trees. Garden shed. brick built former wash house currently use as an office. There is also a useful large cellar under the property. The property has a secure shared pend to the side, which allows access to the garden from the front of the 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

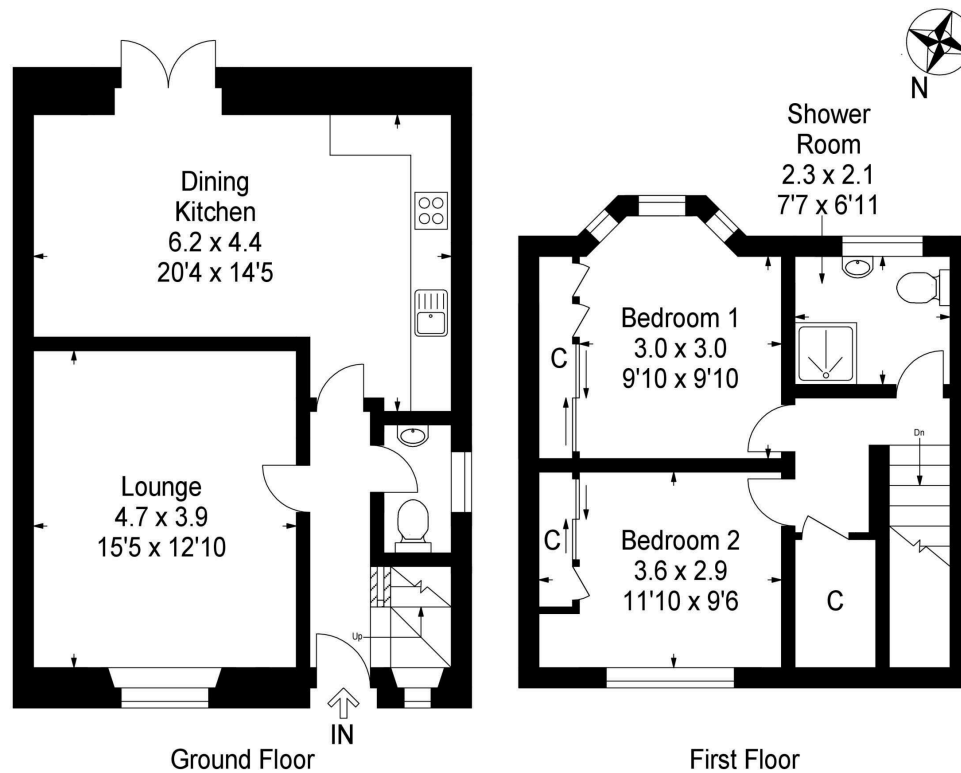
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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**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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