

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**14 Buchanan Street, Dunfermline, KY12 7PG**  
**Offers Over £300,000**





Superbly proportioned double upper flatted villa with many period features, offering excellent family accommodation in a very convenient location, within walking distance of the city Centre and Pittencrieff Park. Entrance hall, Stair to upper level, Large lounge (Log burning stove), Dining room, Breakfasting kitchen, Family room/Bedroom 4 (Log burning stove), Family bathroom, 3 Bedrooms, Shower room. Large outhouse incorporating storage, workshop and utility room. Large greenhouse with storage. Large, well established garden. Modern decor. Flexible accommodation. Superb family home in walk in condition. Sought after location. EPC - D. Council tax - E. Freehold.



## LOCATION

The Royal Burgh of Dunfermline, officially granted city status by King Charles in October, is of considerable historic significance with venues such as the Royal Palace and 12th-century Dunfermline Abbey, which is the final resting place of King Robert the Bruce. Alongside its rich heritage, Dunfermline boasts the outstanding facilities associated with a modern city, including a wide range of shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars, plus many social and leisure facilities. The city also boasts two theatres - Alhambra Theatre and Carnegie Hall - both of which host a varied programme of live music, theatre and events. Nearby Fife Leisure Park hosts a 10-screen multiplex cinema, bowling and indoor golf, a Health Club with a gym and spa, a garden world and a good selection of restaurants. Residents benefit from two golf courses in the surrounding area, as well as unspoilt nature on their doorstep. Schooling is catered for from nursery to secondary level and Fife College provides higher education. Dunfermline is a popular base for people working in Edinburgh, with frequent train links from 2 railway stations and the M90 ensuring a swift and convenient commute into the heart of the capital.

## PROPERTY - DOUBLE UPPER FLATTED VILLA

- Hall
- Curved stair
- Landing
- Large Lounge with log burning stove
- Dining room
- Breakfasting kitchen
- Family room/Bedroom 4 with log burning stove
- 3 Bedrooms
- Bathroom
- Shower room
- Large outhouse incorporating a utility room and workshop
- Many period features including panelled doors, panelled ingoos, cornicing and ceiling roses.

## ACCOMMODATION

### Entrance Hall

With most attractive staircase leading to upper level. Storage cupboard.

### Mid Landing

A spacious landing with doors to the lounge, dining room, kitchen, family room/bedroom 4 and bathroom.

### Lounge 6.00 m x 4.60 m / 19'8" x 15'1"

This is a superbly proportioned lounge which features a wood burning stove. Original cornicing. Front.

### Dining Room 4.40 m x 3.70 m / 14'5" x 12'2"

Another good sized public room. Front.

### Breakfasting Kitchen 3.80 m x 3.30 m / 12'6" x 10'10"

This well proportioned breakfasting kitchen is fitted with good quality floor and wall mounted units with complementary worktops and range style cooker. Lovely outlook across the garden. Rear.

### Family room/Bedroom 4 5.10 m x 3.30 m / 16'9" x 10'10"

This is a very flexible room, it is presently used as a family room, however it could easily be used as a fourth bedroom. Features a wood burning stove. Rear.

### Bathroom 4.00 m x 1.30 m / 13'1" x 4'3"

Fitted with a modern white suite. Side.

### Upper Landing

Doors to 3 bedrooms and shower room.

### Bedroom 1 5.30 m x 3.50 m / 17'5" x 11'6"

This is a well proportioned double bedroom, which features a bay window and enjoys the benefit of 2 double built in wardrobes. Front.

### Bedroom 2 4.20 m x 3.50 m / 13'9" x 11'6"

Another good sized double bedroom. Built in storage cupboard. Front.

### Bedroom 3 3.60 m x 2.30 m / 11'10" x 7'7"

The third bedroom has a velux roof light. Front.

### Shower Room 2.40 m x 1.90 m / 7'10" x 6'3"

Fitted with a modern white suite. Front

### Garden

The property enjoys a beautiful, generously proportioned area of garden ground to the rear, which is well established and comprises, a patio, lawn, mature trees, shrubs, borders for general planting.

### Outhouse -

This large outhouse is located within the rear garden and comprises a workshop and Utility room

### Workshop 2.80 m x 2.50 m / 9'2" x 8'2"

A very handy area which is currently used as a workshop.

### Utility Room 2.80 m x 2.80 m / 9'2" x 9'2"

Another handy area which is fitted with storage units and a sink area.

### Summer house/Greenhouse 10.00 m x 2.20 m / 32'10" x 7'3"

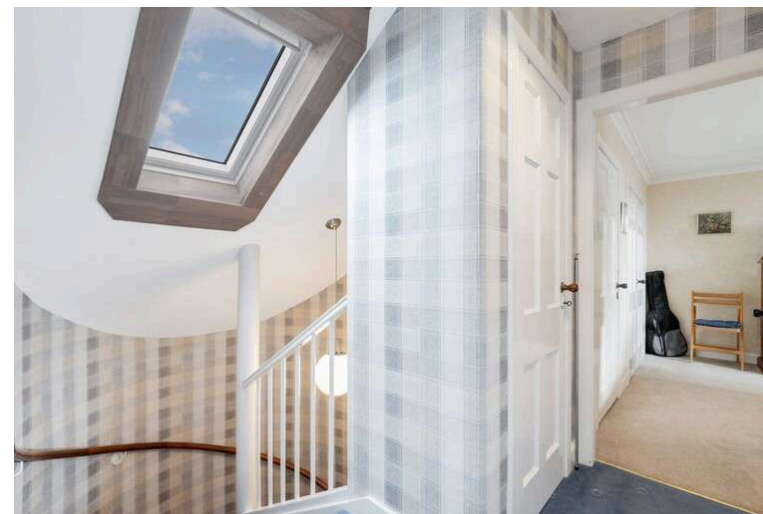
There is a large summer house/greenhouse with brick built shed attached.

## HEATING/GLAZING

Gas central heating and double glazing

## EXTRAS

All the fitted carpets and blinds are included in the sale price.























## 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 us at Ross & Connel on 01383 721156

## HOME REPORT

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://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.

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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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