

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



54 Bruce Gardens, Dunfermline, KY11 8HG
Offers Over £280,000



Superb opportunity to acquire this modern well proportioned detached family home, situated in quiet cul-de-sac within popular residential estate, close to all amenities and schooling. Entrance Hall, Downstairs wc, Lounge, Large conservatory, Dining room/Bedroom 5, Breakfasting kitchen, Utility room, Master bedroom (En-suite shower room), 3 Further bedrooms, Family bathroom. Double glazing. Gas central heating. Double driveway leading to double garage. Gardens to front and rear. Modern decor. Well presented. Solar panels. EPC - C. Council Tax - F . 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 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 Road 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

- Hall
- Downstairs WC
- Lounge
- Conservatory
- Dining room
- Breakfasting kitchen
- Utility room
- 4 Bedrooms (Master en-suite)
- Family bathroom
- Gardens to front and rear

ACCOMMODATION

WC 2.20 m x 1.00 m / 7'3" x 3'3"

Fitted with a white suite. Mid.

Lounge 4.50 m x 3.20 m / 14'9" x 10'6"

A lovely, well proportioned room. Patio doors to conservatory. Most attractive feature fireplace. Rear

Conservatory 4.10 m x 3.50 m / 13'5" x 11'6"

This is a superb addition to any family home, which offers a very multi functional area. Rear.

Dining Room 3.20 m x 2.70 m / 10'6" x 8'10"

This separate dining room is presently used as an office, however offers the flexibility to be used as a 5th bedroom if required.

Breakfasting Kitchen 4.60 m x 3.50 m / 15'1" x 11'6"

A good sized kitchen. Door to utility room. Rear.

Utility room 2.3 m x 1.5 m / 7'7" x 4'11"

Door to garden.

Landing

With access to 4 bedrooms and bathroom. Storage cupboard.

Master Bedroom 4.40 m x 3.40 m / 14'5" x 11'2"

A very spacious bedroom. A triple and double built in wardrobes. Door to en-suite shower room. Front.

En-suite Shower room 2.50 m x 1.00 m / 8'2" x 3'3"

Fitted with a modern white suite. Side.

Bedroom 2 3.80 m x 3.70 m / 12'6" x 12'2"

Also with built in wardrobes. Rear

Bedroom 3 2.80 m x 2.10 m / 9'2" x 6'11"

Rear

Bedroom 4 2.80 m x 2.80 m / 9'2" x 9'2"

Rear

Family bathroom 2.00 m x 1.70 m / 6'7" x 5'7"

Fitted with a modern white suite. Side.

Gardens

The property has areas of garden ground to the front and rear of the property. The front garden comprises an area of lawn with borders for general planting. The rear garden comprises an area of lawn and a decked sitting area and borders for planting.

Solar Panels

This property enjoys the benefit of Solar panels, which make this property very energy efficient. Solar panels use sunlight as a source of energy to generate direct current electricity.

GARAGE/DRIVEWAY

Double garage.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

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

HOME REPORT

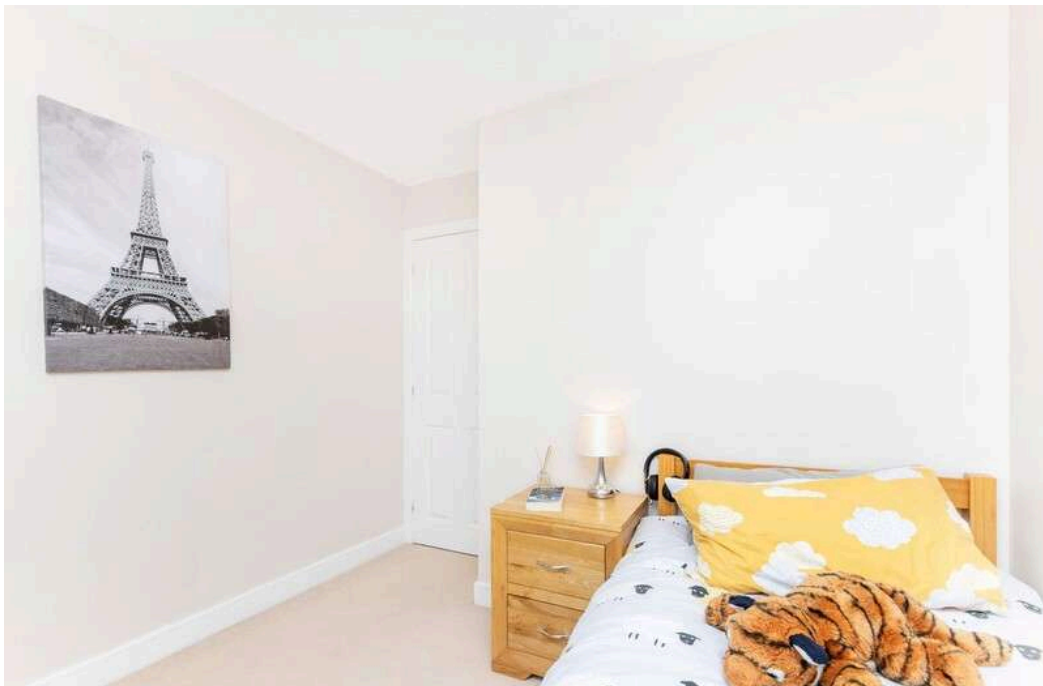
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













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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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

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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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