



# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*

**21 Cochrane Walk, Dunfermline, KY11 4XY**  
**Offers Over £119,000**





Well proportioned end terraced villa enjoying a quiet location within popular residential development and offering fully modernised and well presented accommodation throughout. Superb open outlook to the rear over the beautiful community garden. Entrance hall, Downstairs WC, Lounge, Dining room, Kitchen, 3 Double Bedrooms, Shower room. Gas central heating. Double glazing. Well maintained. Neat gardens to front and rear. Superb family home in move in condition. EPC - C. Council Tax - 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 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 - MID TERRACED VILLA

- Hall
- Lounge
- Dining room
- Kitchen
- 3 Bedrooms
- Shower room
- Gardens to front and rear
- Double glazing
- Gas central heating
- Modern decor
- Some new carpets
- Well maintained

## ACCOMMODATION

### Hall

With door to lounge, kitchen and bedroom 3. Stairs to upper level.

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

Fitted with a modern white suite. Mid

### Lounge 3.80 m x 3.20 m / 12'6" x 10'6"

A good sized lounge. Archway to dining room. Rear.

### Dining Room 3.20 m x 3.00 m / 10'6" x 9'10"

Another well proportioned room. Door to garden. Door to kitchen. Rear.

### Kitchen 3.20 m x 2.90 m / 10'6" x 9'6"

Fitted with modern floor and wall units. Front.

### Bedroom 3 3.20 m x 2.30 m / 10'6" x 7'7"

Front

### Landing

Doors to 2 bedrooms and shower room. Storage cupboard.

### Bedroom 1 3.90 m x 3.30 m / 12'10" x 10'10"

A well proportioned double bedroom. Built in wardrobe. Rear.

### Bedroom 2 3.90 m x 3.00 m / 12'10" x 9'10"

Another well proportioned double bedroom. Built in wardrobe. Rear.

### Shower Room 1.90 m x 1.80 m / 6'3" x 5'11"

Fitted with a modern white suite. Front.

### Garden

The property has neatly presented and easily maintained areas of garden ground to the front and rear.

### PARKING

There is ample parking in the area

### HEATING

Gas central heating

### GLAZING

Double glazing

### EXTRAS

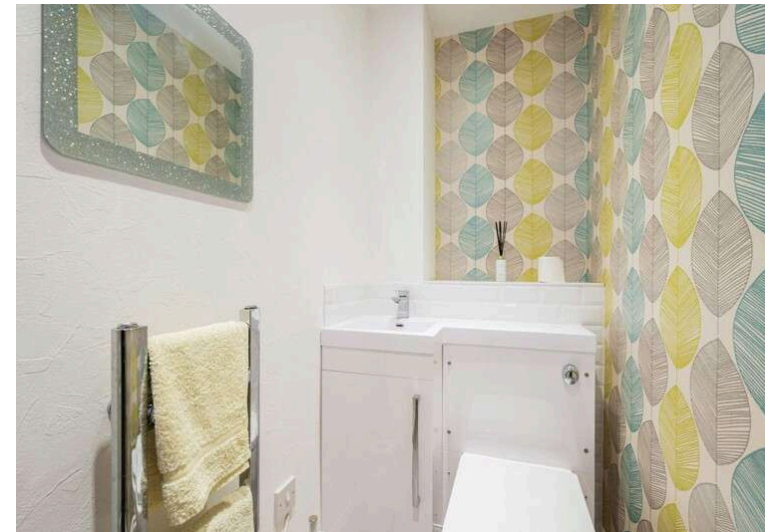
All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

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

### SOLD AS SEEN

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - \*\*\* Sold as Seen No Warranties/Guarantees Given\*\*



















## 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

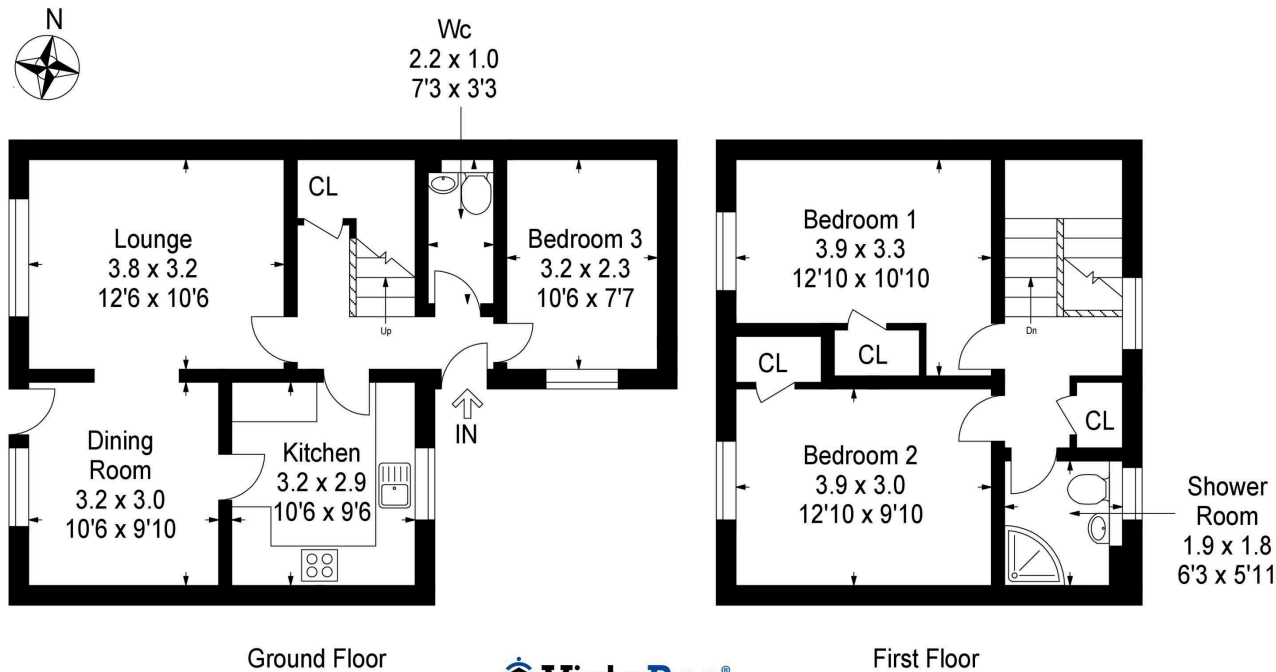
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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Ground Floor

First Floor



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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