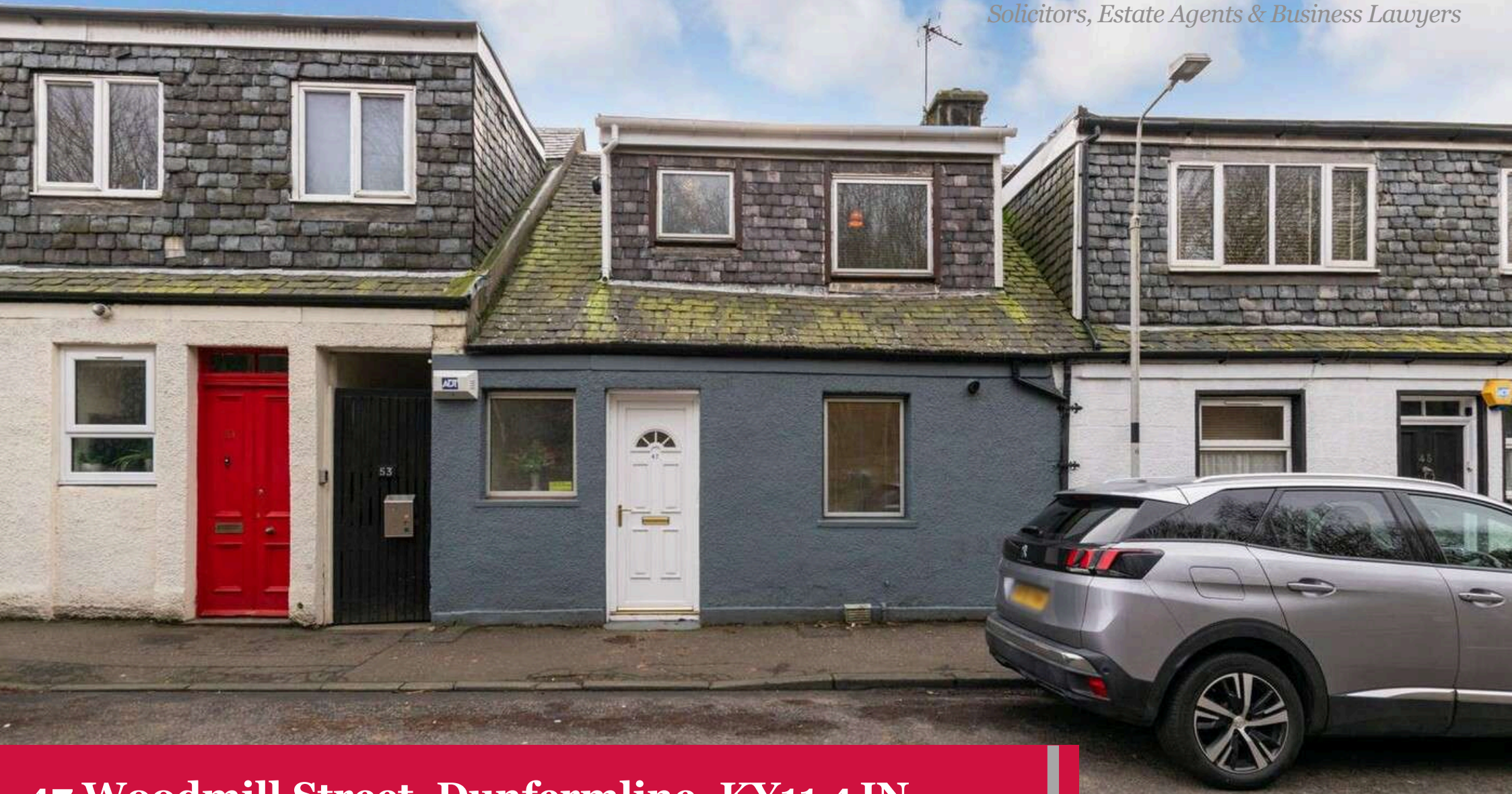


ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



47 Woodmill Street, Dunfermline, KY11 4JN
Offers Over £129,000



Traditional stone built mid terraced villa conveniently location close to railway station, Public park and local amenities. Entrance hall, Downstairs WC, Lounge, Dining kitchen, 3 Bedrooms, Wet floor shower room. Double glazing. Gas central heating. Spacious garden to rear with decking and astroturf. Modern decor. Ideal family home. Popular location. EPC - D. Council tax - C. 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 Palace reflect the historic interest of the City, recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approx five miles from the Forth bridges, 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 station, which is within a 1 minutes' walk, provides 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

- Vestibule
- Hall
- Downstairs WC
- Lounge
- Dining kitchen
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Generously proportioned garden to rear
- Superb family home
- Popular and convenient location close to railway station

ACCOMMODATION

Entrance Vestibule

With door to hall and stairs to upper level.

Hall

With door to WC and Lounge.

WC 1.97 m x 1.21 m / 6'6" x 4'0"

Fitted with a white suite. Mid

Lounge 4.29 m x 3.93 m / 14'1" x 12'11"

This is a well proportioned lounge. Fireplace. French doors to garden. Door to kitchen. Rear.

Dining Kitchen 3.72 m x 2.96 m / 12'2" x 9'9"

The dining kitchen is of good proportions. Space for table and chairs. Front.

Landing

With doors to 3 bedrooms and shower room.

Bedroom 1 3.42 m x 2.89 m / 11'3" x 9'6"

A spacious double bedroom. Storage cupboard. Rear.

Bedroom 2 3.21 m x 2.88 m / 10'6" x 9'5"

The second bedroom is also of double proportions. Front.

Bedroom 3 2.50 m x 2.34 m / 8'2" x 7'8"

The third bedroom is located to the rear.

Shower Room 2.12 m x 1.78 m / 6'11" x 5'10"

The wet floor shower has been refitted with a modern white suite incorporating a vanity unit with storage. Front.

Garden

This property boasts generously proportioned area of garden ground which comprises a decking area, an astrotruf area, patios, paths, mature trees and borders for general planting. The garden is fully enclosed.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

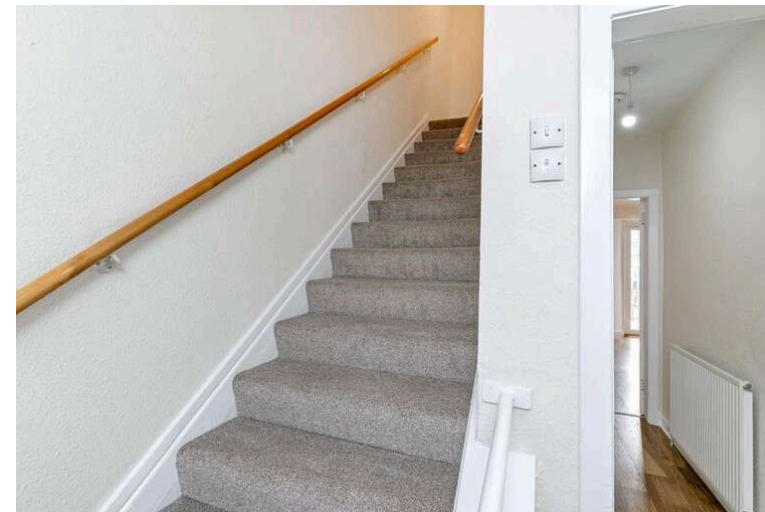
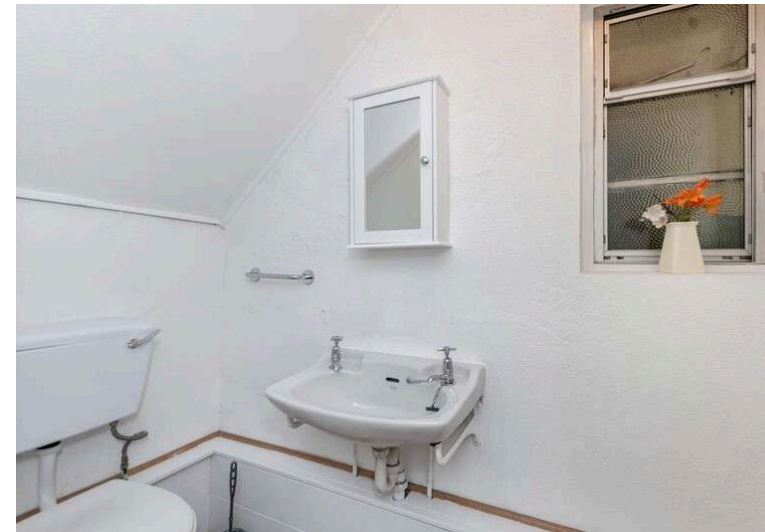
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

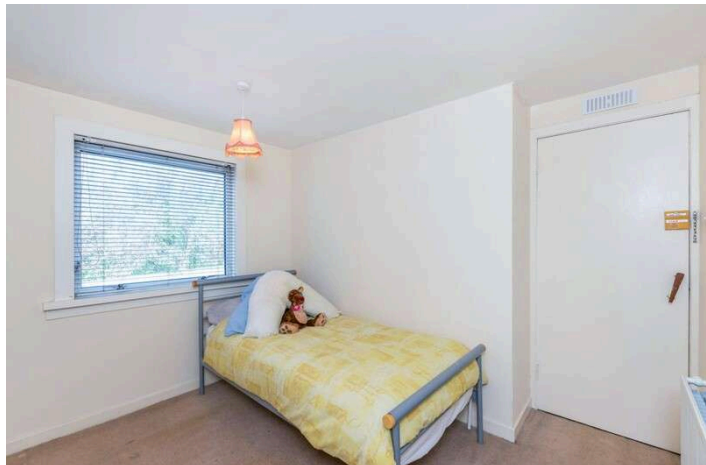
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

None of the services or fittings and equipment have 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

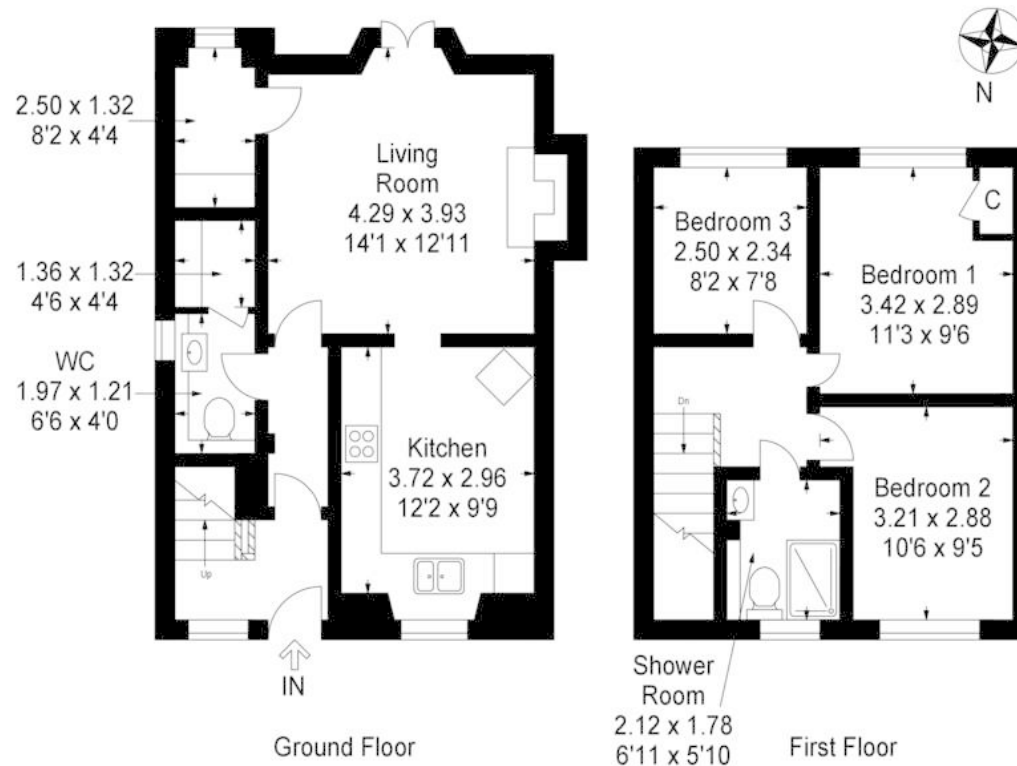
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk



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)

VistaBee © 2023

espc



rightmove

s1homes.com

f Find us on Facebook