

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



18 Aberdour Road, Dunfermline, KY11 4PD
Offers Over £349,000



Stunning stone built detached bungalow with extension to rear and large basement conversion enjoying a much sought after location. Entrance vestibule, Hall, Lounge (Bay window), Family room, Outstanding open plan dining kitchen with large island and patio doors to garden, 3 Double bedrooms, Bathroom, Shower room. Double glazing. Gas central heating. Beautiful gardens to front and rear. Outhouse storage. Long drive offering ample parking. Flexible accommodation. Pristine decor. Immaculately presented. Outstanding quality throughout. Excellent family home. EPC - C. Council tax - E. 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 town, 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 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 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

- Entrance Vestibule
- Hall
- Lounge
- Large family dining kitchen with Island
- Family room
- 3 Bedrooms
- Bathroom and Shower room
- Double glazing & Gas central heating
- Beautiful, well proportioned gardens
- Driveway
- Stunning property with pristine decor
- Fully renovated in recent years to an exceptional standard

ACCOMMODATION

Entrance Vestibule

A replacement front door gives access to the property. Oak glazed door lead to the hall.

Hall

With Oak panelled doors leading to the lounge, 3 bedrooms, bathroom and stair. Original archway with decorative corbals.

Lounge 4.80 m x 3.70 m / 15'9" x 12'2"

This is a beautiful lounge of excellent proportions which features a large bay window with shutter blinds, a modern feature fireplace and moulded corning. This room could easily lend itself for use as a bedroom. Front.

Bedroom 1 4.00 m x 3.60 m / 13'1" x 11'10"

A lovely well proportioned double bedroom enjoying the benefit of a large built in wardrobe with sliding mirror doors. Wooden blind. Front.

Bedroom 2 4.20 m x 2.90 m / 13'9" x 9'6"

The second bedroom is also of good proportions. Wooden blind. Rear.

Bedroom 3 3.20 m x 2.70 m / 10'6" x 8'10"

Another lovely bedroom. Wooden blind. Rear.

Shower Room 2.00 m x 1.90 m / 6'7" x 6'3"

This very stylish shower room has been re-fitted with a contemporary suite. Most attractive tiling. Side.

Landing/Stair

Twin aspect with deep display sills. Stairs to lower level which leads directly to the family room. Oak door to lower hall.

Lower hall

Oak door to bathroom. Storage cupboard. Door to further basement storage area.

Basement 6.10 m x 4.20 m / 20'0" x 13'9"

An excellent area offering superb storage accommodation. Light and power.

Family room 5.60 m x 4.20 m / 18'4" x 13'9"

A superb family room which gives access straight to the large kitchen. Mid

Open plan Kitchen 4.60 m x 4.50 m / 15'1" x 14'9"

This very large kitchen is simply stunning with top quality fixtures and fittings, it has multiple uses as a socialising, eating and prep space, and the large kitchen island adds a valuable space and functionality. French doors to garden. Rear.

Dining Area 4.50 m x 4.20 m / 14'9" x 13'9"

Bathroom 2.80 m x 1.60 m / 9'2" x 5'3"

This is an attractive bathroom which is fitted with a stylish white suite. Attractive tiling. Mid.

Gardens

There are lovely, generously proportioned and well maintained areas of garden ground to the front and rear. The front garden has been mainly laid in chips for low maintenance whilst the large garden to the rear comprises a large patio area (7.2m x 5.8m / 23'7" x 19'), an area of lawn, chipped areas, an area of bark and a wooden sleeper plant. The garden is bounded by fencing and hedging.

Outhouse 4.70 m x 2.70 m / 15'5" x 8'10"

This is a very handy storage space.

GARAGE/DRIVEWAY

Long driveway offering parking for several cars.

HEATING

Gas central heating.

GLAZING

Double glazing

EXTRAS

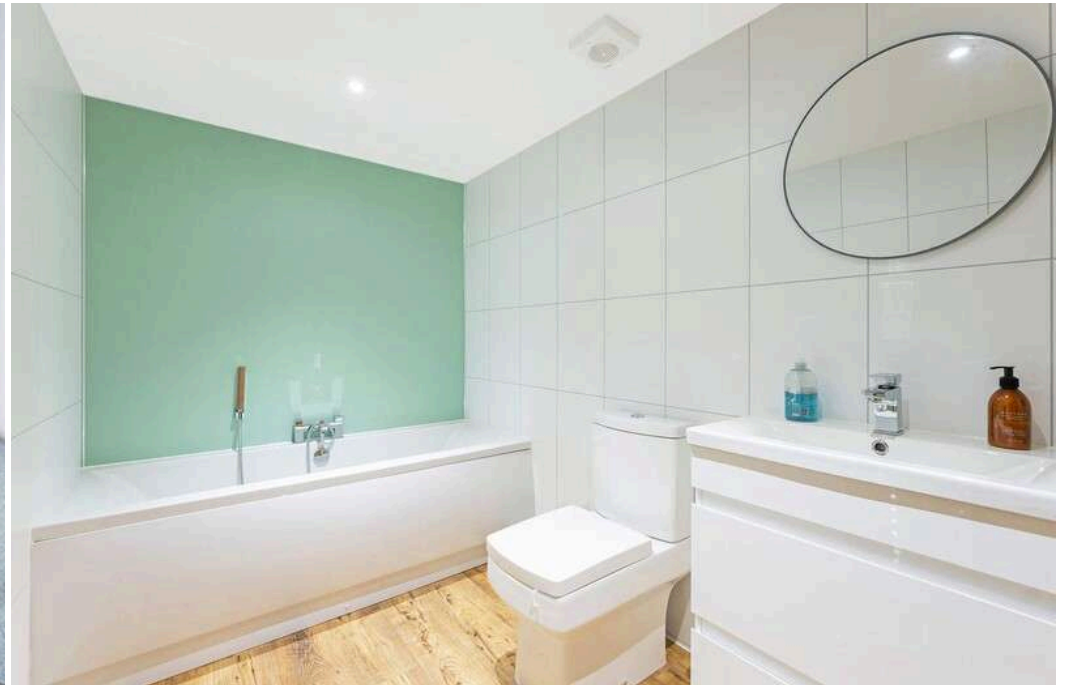
All the good quality carpets and blinds are included in the sale price.













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 Lee-Anne Smith 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.

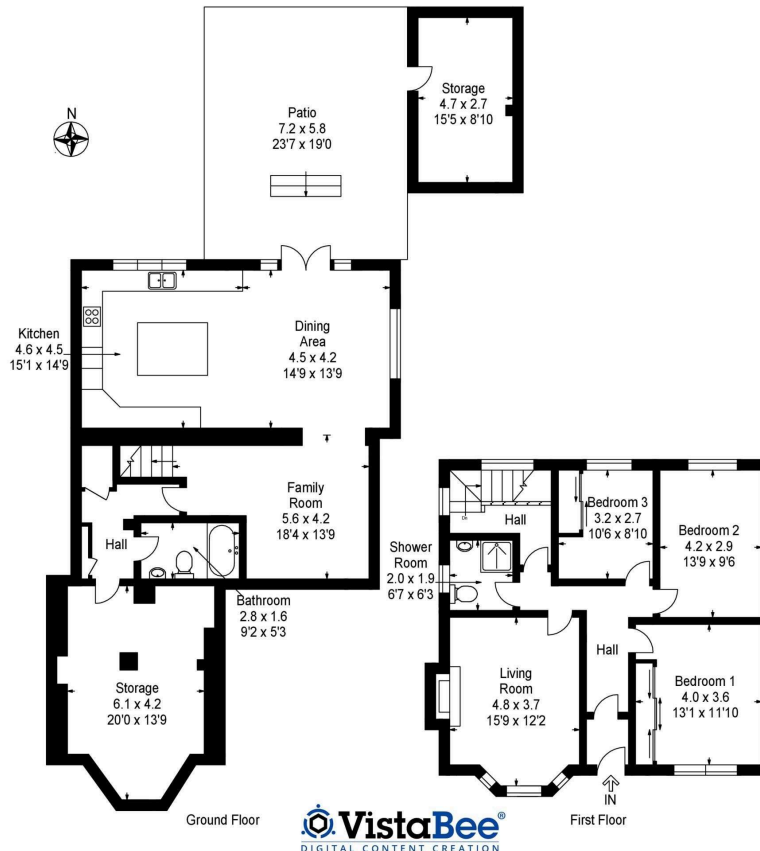
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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Ground Floor

First Floor

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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