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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**21 Bridges View, Dunfermline, KY12 0GA**  
**Offers Over £359,000**



Most attractive and generously proportioned detached executive bungalow built by Thistle Homes, superbly located only a short walk to Queen Margaret railway station, providing an ideal commuter base to Edinburgh. Entrance vestibule, Large lounge, Spacious dining kitchen, Utility room, Conservatory, Mid hall, Master Bedroom (En-suite shower room), 3 Further double bedrooms, Family bathroom. Large attic space. Double glazing. Gas central heating. Lovely, low maintenance gardens to front and rear. Garage with triple driveway. Fresh decor throughout. Quality fixtures and fittings. Walk in condition. Superb family home. Much sought after location. EPC - C. Council Tax - F. Freehold.

## LOCATION

Bridges View is located within one of most sought after residential areas within the newly appointed City of Dunfermline, which is situated in the Kingdom of Fife just five miles from the Queensferry Crossing and the Forth Road Bridge, Dunfermline was once Scotland's capital and the birthplace of seven Kings. World famous for its Abbey, Robert the Bruce and Shakespeare's Macbeth, today it is a thoroughly modern and convenient town much favoured by commuters to Edinburgh (17 miles) and Glasgow (40 miles). It has an excellent shopping centre, a number of good schools and numerous leisure activities. The famous Carnegie Theatre, as well as a multi screen cinema, parks, leisure centres and a number of private health clubs are all within the immediate vicinity. Fife's championship golf courses and fine sandy beaches are within a short drive (St. Andrews 40 miles). The M90 is readily accessible and there are two excellent main line rail stations as well as a 'Park and Ride' link at Halbeath and Inverkeithing. This property is located within walking distance to Queen Margaret railway station, Queen Margaret Hospital, two high schools, and two local restaurant/bars.

## PROPERTY - DETACHED BUNGALOW

- Vestibule
- Hall
- Large lounge with solid Oak flooring
- Stylish dining kitchen
- Utility room
- Large conservatory
- 4 Bedrooms (master en-suite & built in wardrobes)
- Family shower room
- Double glazing & Gas central heating
- Garage with monoblock driveway
- Lovely, low maintenance gardens
- Neatly presented throughout
- Convenient location
- Queen Margaret Railway station is within 2 minutes walk

## ACCOMMODATION

### Entrance Vestibule

With door to lounge.

### Lounge 6.90 m x 5.30 m / 22'8" x 17'5"

This bright and superbly proportioned lounge features solid Oak flooring. Door to kitchen. Door to mid hall. Front.

### Dining Kitchen 4.30 m x 3.70 m / 14'1" x 12'2"

This is a well proportioned dining kitchen which has recently been re-fitted. Door to utility room. Rear.

### Utility Room 2.50 m x 1.40 m / 8'2" x 4'7"

Also recently re-fitted to match the kitchen. Door to integrated garage. Door to conservatory. Rear.

### Conservatory 5.90 m x 3.80 m / 19'4" x 12'6"

This is a superbly proportioned conservatory. Single and double doors to garden. Rear.

## Mid Hall

With doors leading to 4 bedrooms and bathroom. Storage cupboard. Access to loft via a loft ladder.

## Master Bedroom

A good sized double bedroom enjoying the benefit of a double built in wardrobe. Rear.

## En-suite Shower room 2.50 m x 1.40 m / 8'2" x 4'7"

Fitted with a modern suite. Rear.

## Bedroom 2 3.60 m x 3.30 m / 11'10" x 10'10"

The second double bedroom is also of good proportions and has a double built wardrobe. Front.

## Bedroom 3 3.70 m x 2.70 m / 12'2" x 8'10"

Another double bedroom also enjoying the benefit of built in wardrobes. Rear.

## Bedroom 4

The fourth bedroom also benefits from a built in wardrobe. Front.

## Shower Room 2.20 m x 1.80 m / 7'3" x 5'11"

The family shower room has been re-fitted with a modern white suite. Side.

## Gardens

The property enjoys well maintained areas of garden ground to the front and rear. The front garden has been laid entirely in chips for ease of maintenance. The lovely, larger rear garden has also been fully landscaped with easy maintenance in mind, it comprises large areas of chips with several raised well stocked plants constructed from sleepers. Enclosed by good quality fencing. Greenhouse. Garden shed.

## GARAGE/DRIVEWAY

There is a single garage with electric door accessed via a triple monoblock driveway. Door to utility room.

## HEATING & GLAZING

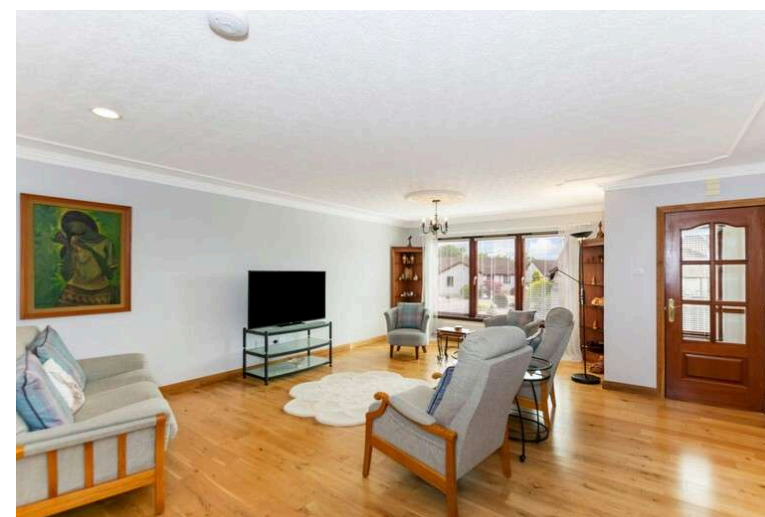
Gas central heating and Double glazing

## EXTRAS

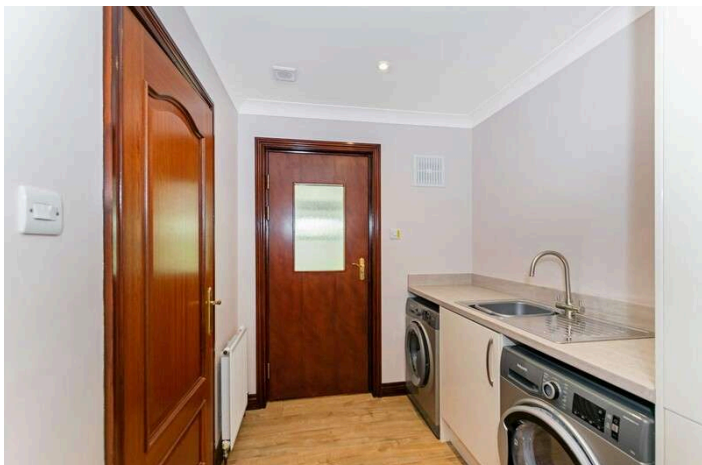
All the fitted carpets and blinds are included in the sale price together with the aforementioned greenhouse and garden shed.

## SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers 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 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.

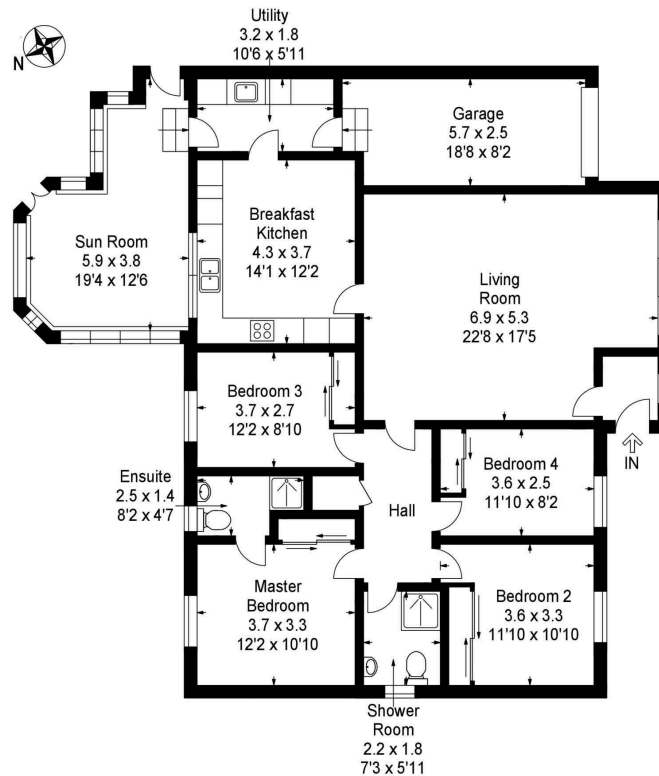
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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