

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



93 Mackie Place, Dunfermline, KY11 4LS
Offers Over £119,000



Well proportioned mid terraced villa enjoying a pleasant location overlooking grass amenity area to the front. Entrance hall, Lounge/Dining room, Kitchen, Utility room, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Solar panels. Gardens to front and rear. Off street parking. Freshly decorated throughout. Requires some modernisation and upgrading. Great potential. Ideal family home. EPC - C. Council Tax - B. Freehold

LOCATION

Mackie Place is conveniently located within easy access of all local amenities with an extensive variety of shops, restaurants and Leisure facilities all within walking distance of the property with both primary and secondary schooling close to hand. Transport links available via several local Train Stations, all offering a service to Edinburgh as well as the M90 motorway and Halbeath and Inverkeithing Park and Ride. Bus routes close to hand.

PROPERTY - MID TERRACED VILLA

- Hall
- Lounge/dining room
- Kitchen
- 3 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Solar panels
- Gardens to front and rear
- Off street parking to front
- Freshly decorated throughout
- Requires modernisation and upgrading
- Great potential
- Ideal family home
- Popular location close to all local amenities

ACCOMMODATION

Hall

With door to lounge and utility room. Stairs to upper level.

Lounge/Dining room 6.00 m x 3.80 m / 19'8" x 12'6"

This is a superbly proportioned lounge which enjoys a twin aspect to the front and rear. Door to kitchen.

Kitchen 2.90 m x 2.70 m / 9'6" x 8'10"

The kitchen is a good size. Door to garden. Door to utility room. Rear.

Landing

Doors to 3 bedrooms and bathroom.

Bedroom 1 4.70 m x 2.80 m / 15'5" x 9'2"

A well proportioned double bedroom with a built in wardrobe. Rear.

Bedroom 2 3.90 m x 3.33 m / 12'10" x 10'11"

Another good sized double bedroom. Front.

Bedroom 3 2.80 m x 2.30 m / 9'2" x 7'7"

The third bedroom is also of double proportions and has a built in storage cupboard. Front.

Utility

This is a handy area which has plumbing for a washing machine.

Bathroom 2.00 m x 1.70 m / 6'7" x 5'7"

Rear.

Gardens

There are areas of garden ground to the front and rear. The front garden comprises an area of chips with well stocked borders, the rest has been converted in to a driveway. The larger, south facing rear garden comprises an area of lawn with borders for general planting. Enclosed by fencing offering a pet and child safe environment.

DRIVEWAY

There is a driveway to the front of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

SOLAR PANELS

This property enjoys the benefit of solar panels. Solar panels use the power of the sun to generate electricity. Solar power is one of the most popular and well-known renewable energies.

EXTRAS

Fitted carpet is 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.













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

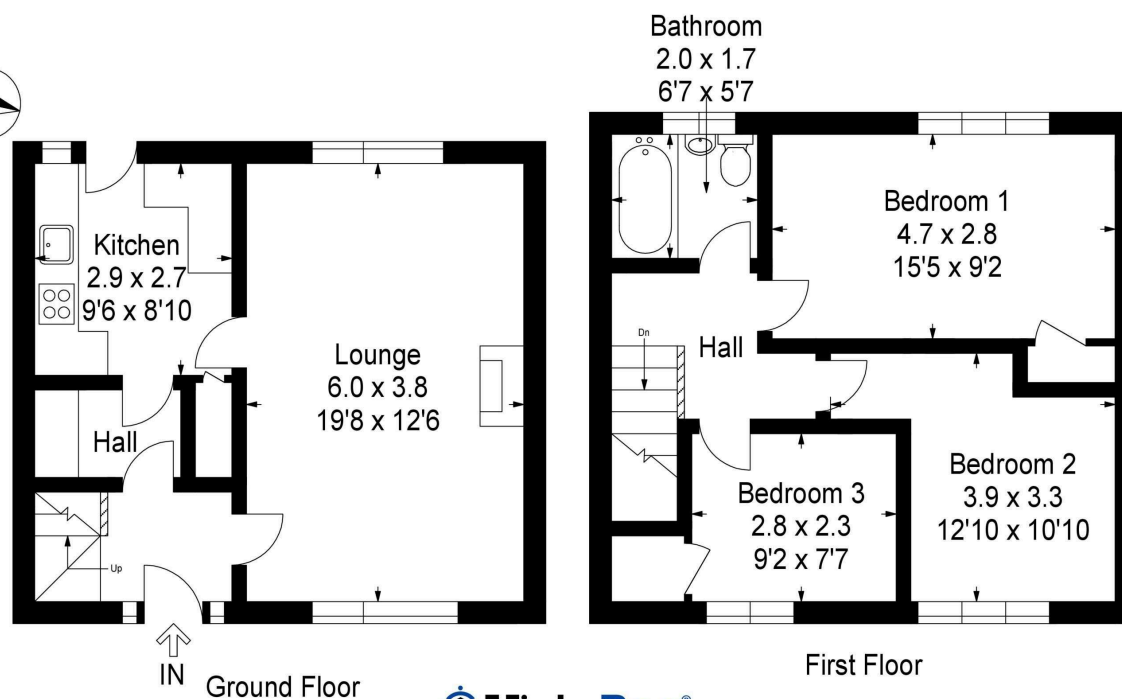
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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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