

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



156 Pitcorthie Drive, Dunfermline, KY11 8BS
Offers Over £194,000



Attractive semi detached villa located in ever popular estate of Pitcorthie. Entrance porch, Downstairs WC, Lounge with feature fireplace, Dining room, Kitchen, 3 Bedrooms, Modern Shower room. Double glazing. Gas central heating. Neat, easily maintained gardens to front and rear. Monoblock driveway offering parking for several cars. Superb family home in a much sought after area. Popular property type. EPC - D. Council tax - D. Freehold.

LOCATION

This property is located within the much sought after Pitcorthie estate. 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 - SEMI DETACHED VILLA

- New entrance porch
- Downstairs WC
- Hall
- Lounge with new feature fireplace
- Dining room
- Kitchen
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage Monoblock driveway
- Sought after area
- Excellent family home close to schools

ACCOMMODATION

Entrance Porch

The porch was added within the last few years. Door to WC.

WC 1.80 m x 1.20 m / 5'11" x 3'11"

This is a superb addition to any family home. Front.

Lounge 4.20 m x 4.20 m / 13'9" x 13'9"

This is a well proportioned lounge which has a new feature fireplace with gas fire. Understairs storage cupboard. Archway to dining room. Front.

Dining Room 3.50 m x 2.80 m / 11'6" x 9'2"

Another good sized public room. Door to kitchen. Rear.

Kitchen 3.50 m x 2.40 m / 11'6" x 7'10"

Door to garden. Rear.

Landing

With doors to 3 bedrooms and shower room. Storage cupboard. Access to loft via fitted Ramsay ladder.

Bedroom 1 4.10 m x 3.00 m / 13'5" x 9'10"

A good sized double bedroom. Front.

Bedroom 2 3.40 m x 3.00 m / 11'2" x 9'10"

Another good sized double bedroom. Full wall wardrobes in are included. Rear.

Bedroom 3 3.20 m x 2.40 m / 10'6" x 7'10"

The third bedroom has a built in wardrobe. Front.

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

Recently re-fitted with a modern white suite. Fully tiled. Rear.

Gardens

This property enjoys gardens to the front and rear. The front has fully monoblock offering additional parking. The rear garden has been fully landscaped with ease of maintenance in mind. Custom-made garden shed.

GARAGE/DRIVEWAY

There is a single garage accessed via a good sized monoblock driveway.

HEATING

Gas central heating

GLAZING

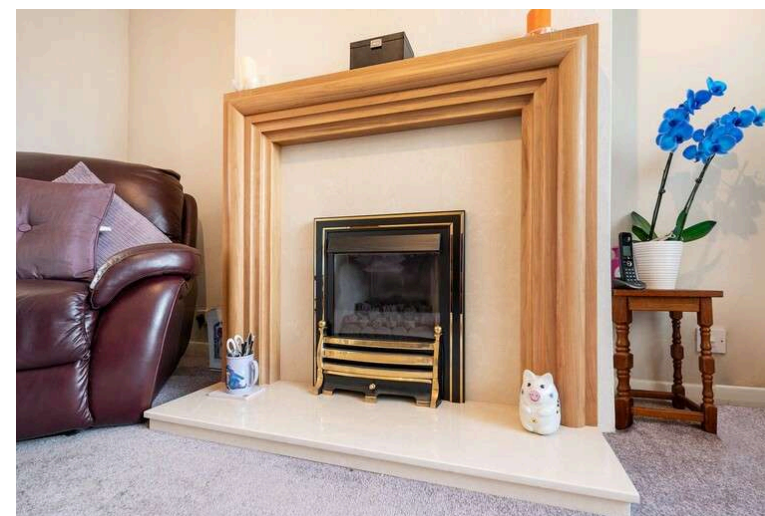
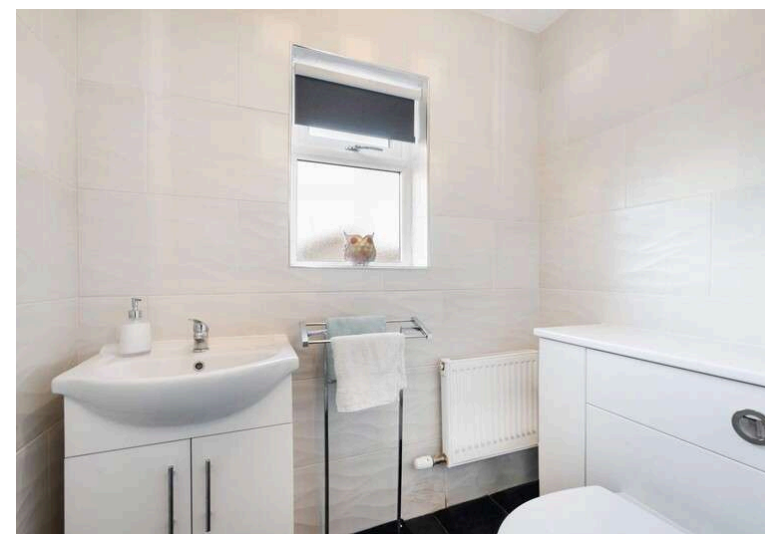
Double glazing

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.





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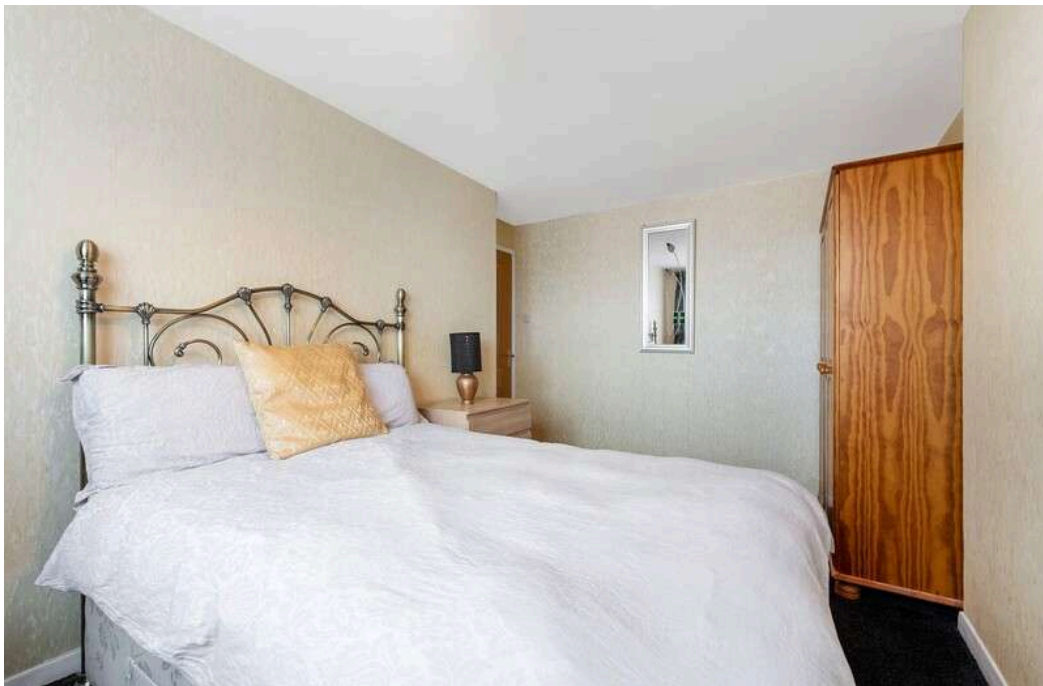
Tea

Coffee

Sugar









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

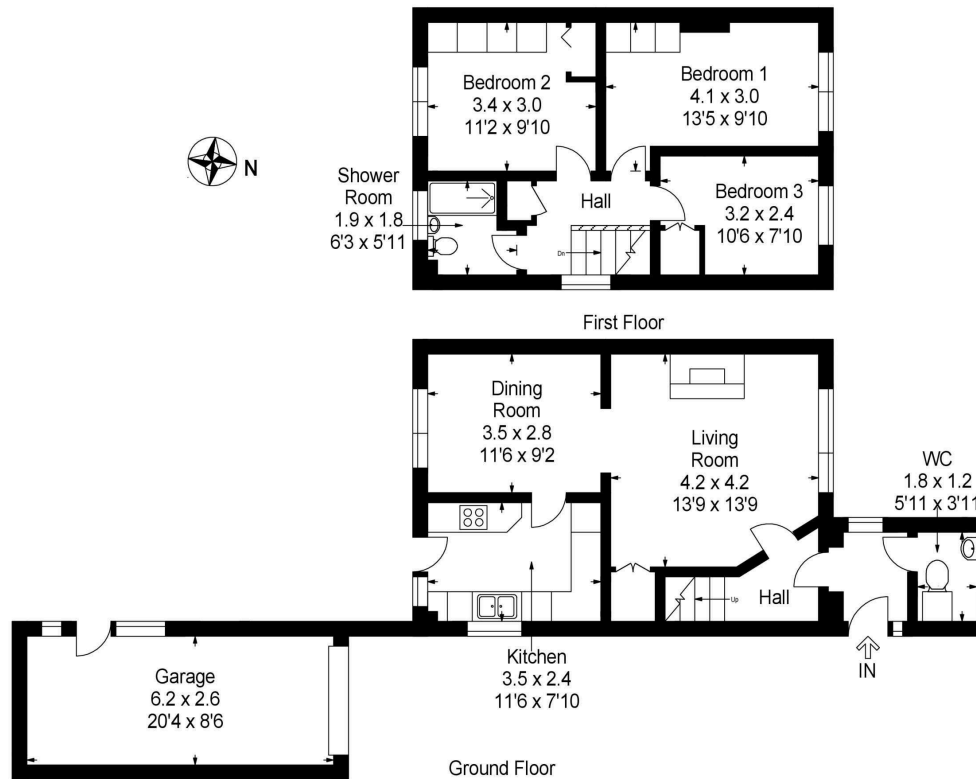
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www.rossconnel.co.uk

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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