

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



10 Craigluscar Road, Dunfermline, KY12 9HY
Offers Over £174,000



Superbly proportioned ground floor flatted villa of traditional construction (circa ?) enjoying a semi rural location boasting fabulous uninterrupted views over farmland and a truly idyllic setting. Entrance porch, Hall, Lounge (Log Burning fire)/bedroom 3, Dining room (Bay window), Modern kitchen, Utility room, 2 Large double bedrooms, Spacious bathroom (with roll top bath and separate shower). Double glazing. Gas central heating. Private and shared gardens. Garage and driveway. Modern decor. Stylish presentation. Sanded and varnished flooring. Flexible accommodation. Some period features. EPC - C. Council - C. Freehold.

LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honours competition to celebrate the Queen's platinum jubilee. The City 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 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. 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 - GROUND FLOOR FLATTED VILLA

- Entrance porch
- Hall
- Spacious lounge with Inglenook fireplace
- with log burning fire
- 2 Large double bedrooms
- Bathroom with Roll top bath and separate shower
- Double glazing
- Gas central heating (New boiler)
- Gardens (Private and shared)
- Garage with driveway
- Modern decor
- Many period features including internal doors
- Flexible accommodation
- Generously proportioned property

ACCOMMODATION

Entrance Porch

Newly replaced front door gives access to the property. Door to hall.

Hall

This is a very welcoming reception hall which has the original panelled doors leading to the lounge, dining room, 2 bedrooms and shower room. Deep storage cupboard. Further storage cupboard. Most attractive sanded and varnished floor. Original feature archway.

Lounge 4.90 m x 4.80 m / 16'1" x 15'9" (or Bedroom 3)

This is a most attractive and superbly proportioned room which features a stunning inglenook fireplace with log burning fire. Bay window. Cornicing and ceiling rose. Sanded and varnished floor. This room could easily lend itself as a bedroom. Front.

Dining Room 5.20 m x 4.30 m / 17'1" x 14'1"

Another generously proportioned public room which also features a bay window, sanded and varnished flooring, cornicing and ceiling room. Access to kitchen. This room could also be used as a lounge, if 3 bedrooms are required. Access to kitchen. Front.

Kitchen 4.50 m x 3.00 m / 14'9" x 9'10"

This lovely kitchen is well fitted with modern floor and wall storage units with solid Oak worktops and attractive tiling. Door to utility room. Door to garden. Side.

Utility Room 2.00 m x 1.50 m / 6'7" x 4'11"

This is a handy room. Plumbed for automatic washing machine. Rear.

Bedroom 1 4.10 m x 3.90 m / 13'5" x 12'10"

A spacious double bedroom. Sanded and varnished floor. Rear.

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

Another superbly proportioned double bedroom boasting sanded and varnished flooring. Rear.

Bathroom 2.80 m x 1.90 m / 9'2" x 6'3"

The bathroom is fitted with a Victorian style white suite incorporating a roll top bath and a separate shower compartment. Tiled.

Gardens

The property enjoys areas of private garden ground and a shared drying area.

GARAGE/DRIVEWAY

There is a single garage accessed via a driveway, located on a plot adjacent to the property.

HEATING

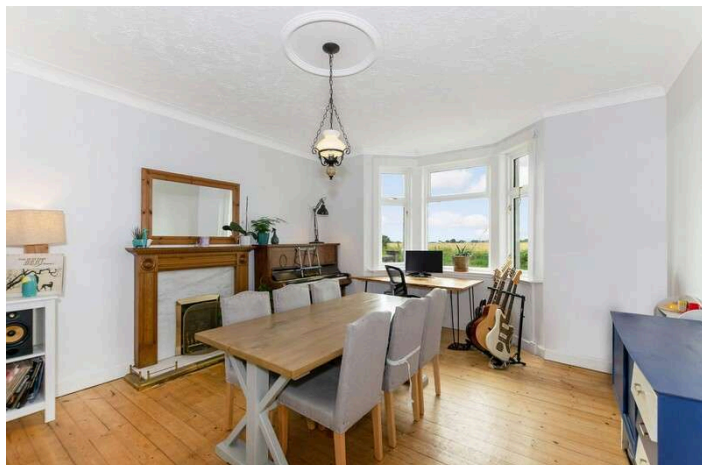
Gas central heating with a recently installed new boiler.

GLAZING

Double glazing.













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.

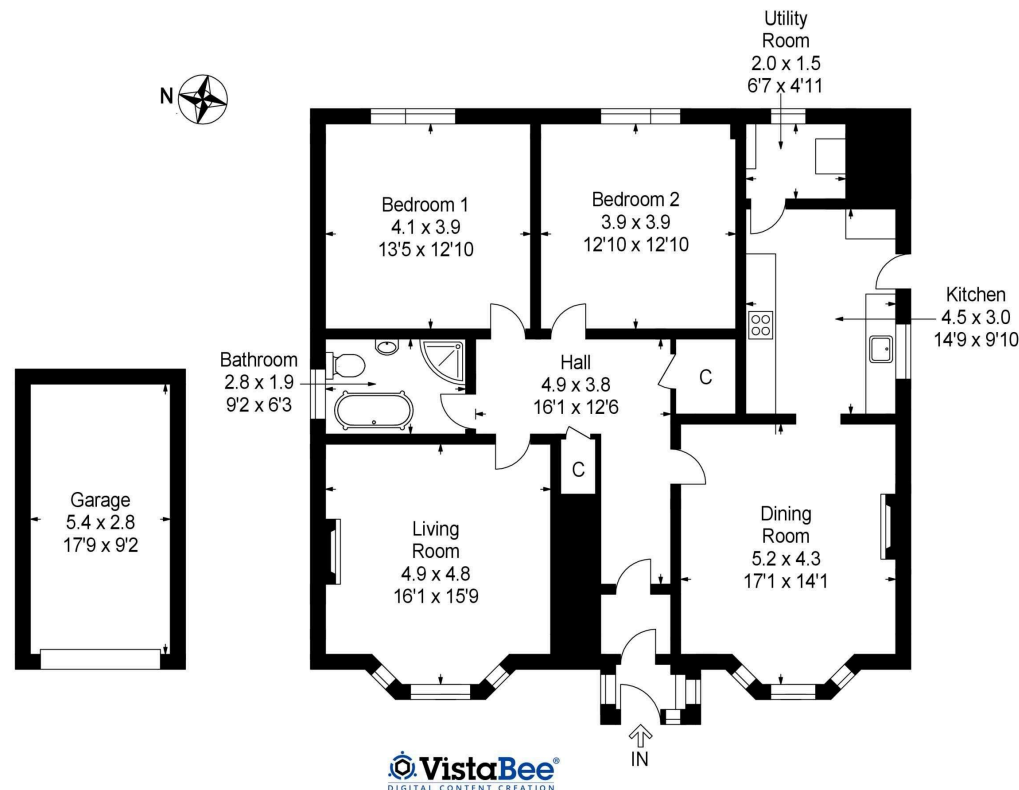
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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



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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