

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



24 Wardlaw Crescent, Oakley, KY12 9QW
Offers Over £109,000



Well proportioned semi detached villa offering excellent starter accommodation in a popular village location. Entrance Porch, hall, Lounge/Dining room, Attractive breakfasting kitchen, 2 Double bedrooms, Box room, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Neatly presented. EPC - C. Council tax - A. Freehold.

LOCATION

Oakley is a village situated just off the A907, between the villages of Carnock and Comrie. Local shops cater for day-to-day requirements and both nursery and primary schooling are available within the village. The historic city of Dunfermline is only a short drive away and here one can find an excellent choice of shops, services, and entertainment facilities. Wardlaw Crescent is conveniently situated for commuters, with the Forth and Kincardine Bridges being within easy reach. Commuting to Edinburgh twenty miles, Glasgow thirty-five miles and Stirling twenty miles. Local railway networks are close at hand with stations at Dunfermline, Rosyth and Inverkeithing connecting you to all major cities. For those who enjoy the outdoors, there are delightful coastal, and woodlands walks in and around the area.

PROPERTY - SEMI DETACHED VILLA

- Entrance Hall
- Lounge/Dining room
- Modern fitted breakfasting Kitchen
- 2 Bedrooms
- Box room
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Good storage accommodation
- Well proportioned accommodation

ACCOMMODATION

Entrance Porch

With door to hall.

Hall

Door to lounge/dining room. Access to kitchen. Stairs to upper level with most attractive Oak balustrade and spindles. Two storage cupboards.

Lounge/Dining room 6.20 m x 3.10 m / 20'4" x 10'2"

This is a lovely sized room which features a fireplace. Twin aspect to front and rear.

Breakfasting Kitchen 3.20 m x 2.60 m / 10'6" x 8'6"

This kitchen is fitted with modern floor and wall units with complementary worktops incorporating a breakfast bar. Modern tiling. Door to garden. Rear.

Landing

With doors to 2 bedrooms, shower room and box room. Storage cupboard.

Bedroom 1 3.70 m x 3.50 m / 12'2" x 11'6"

A good sized double bedroom. Front.

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

Another well proportioned double bedroom. Rear.

Box room 2.00 m x 1.60 m / 6'7" x 5'3"

Front.

Shower Room 2.00 m x 1.60 m / 6'7" x 5'3"

The shower room is fitted with a modern white suite. Rear.

Gardens

The property has areas of garden ground to the front and rear of the property. The front garden comprises an area of lawn, whilst the larger rear garden comprises an area of lawn, a patio and is fully enclosed offering a pet and child safe environment.

PARKING

On street parking.

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.

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

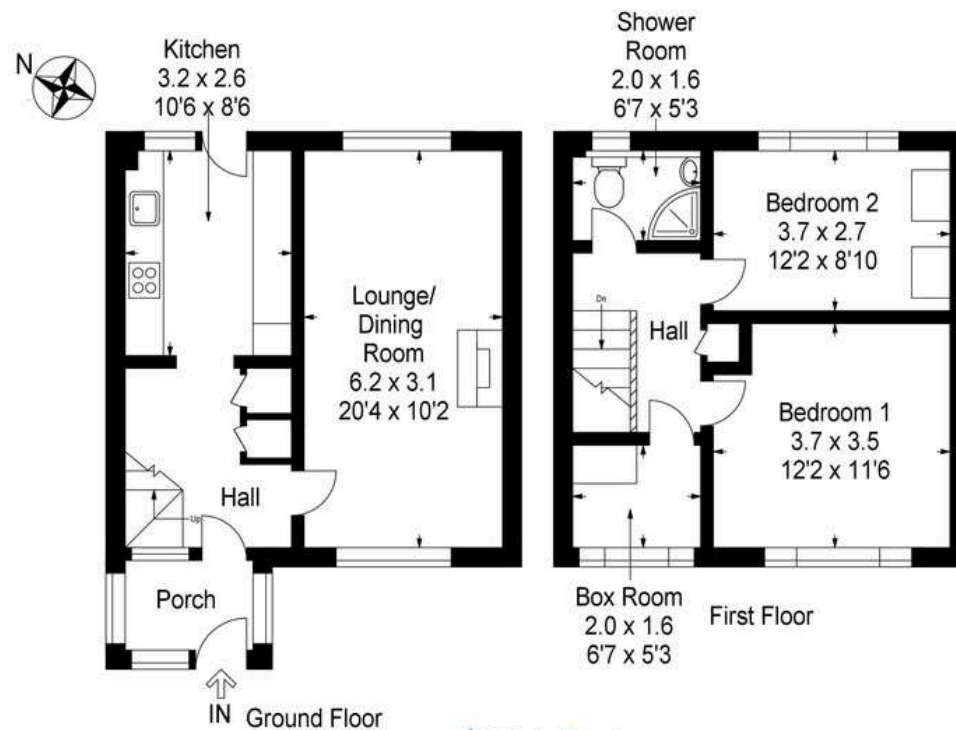
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.connell.co.uk



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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