



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

98 Abel Place, Dunfermline, KY11 4JJ
Offers Over £109,000



Well proportioned end terraced villa in popular residential location offering ideal family accommodation. Entrance hall, Lounge, Kitchen, Dining room, Kitchen, 3 double bedroom (all with built-in wardrobes or cupboards, Shower room. Double glazing. Gas heating. Gardens to front and rear. Excellent family home. Close to school and local amenities. Great potential. Popular area. EPC - C. Council Tax - C. Freehold.

LOCATION

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 - END TERRACED VILLA

- Hall
- Lounge
- Kitchen
- Dining room
- 3 Double bedrooms
- Shower room
- Double glazing / Gas central heating
- Gardens to front and rear
- Ideal family home
- Great potential
- Popular location close to schools and local amenities

ACCOMMODATION

Hall

With doors to the lounge and kitchen. Stairs to upper level. Understairs storage cupboard.

Lounge 4.90 m x 3.50 m / 16'1" x 11'6"

This is a well proportioned lounge. Storage cupboard. Front.

Kitchen 3.00 m x 2.90 m / 9'10" x 9'6"

Fitted with modern floor and wall units. Door to garden. Door to dining room. Rear.

Dining Room 2.90 m x 2.40 m / 9'6" x 7'10"

With picture window. Rear.

Landing

With doors to 3 bedrooms and shower room.

Bedroom 1 4.00 m x 3.50 m / 13'1" x 11'6"

A good sized double bedroom which enjoys a double built in wardrobe. Front.

Bedroom 2 3.50 m x 3.00 m / 11'6" x 9'10"

The second double bedroom has two built in wardrobes. Rear.

Bedroom 3 3.10 m x 2.50 m / 10'2" x 8'2"

The third bedroom also has a built storage cupboard. Front.

Shower Room 1.90 m x 1.50 m / 6'3" x 4'11"

Fitted with a modern white suite incorporating a corner shower compartment and a wash hand basin set in a vanity unit with storage below. Rear.

Gardens

There are neatly presented areas of garden ground to the front and rear of the property. The front garden has been laid in monoblock, whilst the larger rear garden comprises an area of lawn, a chipped area and a monoblock area. The rear garden is enclosed by fencing.

PARKING

There is ample parking in the area.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets, blinds and light fittings 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

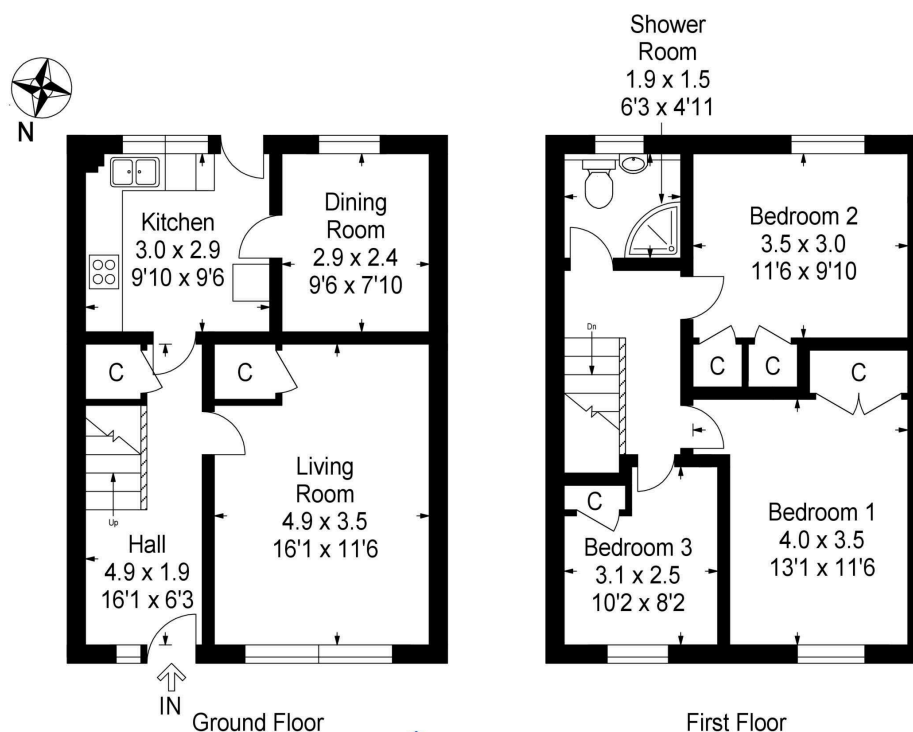
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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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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