

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**54 Aberdour Road, Dunfermline, KY11 4PE**  
**Offers Over £369,000**





Ross & Connel are delighted to bring to the market this most attractive traditional built detached bungalow with large basement and attic conversion offering outstanding family accommodation in an extremely sought after location. Entrance vestibule, Hall, Lounge (Bay window), Open plan living area - family area, dining area and kitchen (Patio doors to garden), 5 Bedrooms, Play room/Study, Bathroom, Shower room. Double glazing. Gas central heating. Neatly presented gardens to front and rear. Garage with Drive. Very flexible accommodation. Modern decor. Fully modernised and upgraded. Excellent family home in walk in condition. EPC - D. Council tax - F. 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 town, 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 associated with a 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 - DETACHED BUNGALOW WITH BASEMENT & ATTIC CONVERSION

- Vestibule
- Hall
- Lounge (Bay window)
- Open Plan living -
- Family area & Dining area (Patio doors to garden)
- Modern fitted kitchen
- 5 Bedrooms
- Study/Play room
- Bathroom
- Shower room
- Gardens to front and rear
- Garage with driveway
- Flexible accommodation

## ACCOMMODATION

### Hall

With doors leading to the lounge, 3 bedrooms and family bathroom. Stairs to lower and upper levels.

### Lounge 5.00 m x 4.30 m / 16'5" x 14'1"

This is a beautiful, bright and well proportioned lounge which features a bay window, cornicing and a shelved recess. Front.

### Bedroom 1 4.00 m x 3.70 m / 13'1" x 12'2"

This is a lovely sized double bedroom. Front.

### Bedroom 2 4.40 m x 3.30 m / 14'5" x 10'10"

The second bedroom is also of double proportions. Rear.

### Bedroom 3 3.20 m x 2.80 m / 10'6" x 9'2"

Rear.

### Bathroom 3.20 m x 2.20 m / 10'6" x 7'3"

This is a very stylish family bathroom, which is fitted with a modern white suite incorporating a contemporary free standing bath, wash hand basin and a separate shower compartment. Side.

### Lower hall

With access to play room/Study, shower room. Door to open plan family area/dining area/Kitchen.

### Open plan living area -

### Play room / Study 3.30 m x 2.30 m / 10'10" x 7'7"

This room offers the flexibility for a variety of uses. Side.

### Family area 3.20 m x 2.60 m / 10'6" x 8'6"

### Dining area 3.70 m x 2.90 m / 12'2" x 9'6"

With French doors to garden.

### Breakfasting Kitchen 5.40 m x 2.90 m / 17'9" x 9'6"

This very smart kitchen, which it fitted with stylish floor and wall units with complementary worktops incorporating a breakfast bar. Door to garden. Rear.

### Shower Room 2.30 m x 1.50 m / 7'7" x 4'11"

Fitted with a modern white suite. Mid.

### Upper Landing

Doors to 2 Attic bedrooms.

### Bedroom 4 6.00 m x 2.50 m / 19'8" x 8'2"

A bright double bedroom with velux rooflight. Front.

### Bedroom 5 3.50 m x 2.70 m / 11'6" x 8'10"

Rear.

### Gardens

The property enjoys neatly presented areas of garden ground to the front and rear. The larger rear garden comprises a good sized area of lawn, a decking area, a patio area and is fully enclosed by fencing. Large timber shed.

### GARAGE/DRIVEWAY

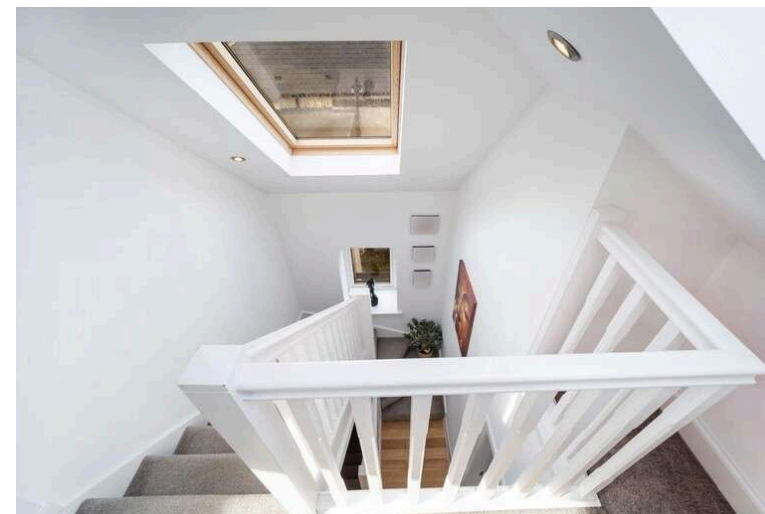
There is a single garage and driveway.

### HEATING/GLAZING

Gas central heating and double glazing.

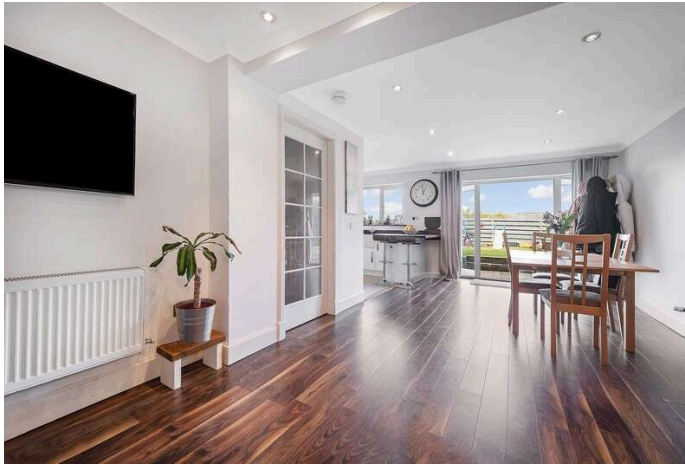
### EXTRAS

All the fitted carpets, blinds and light fittings are included in the sale price.







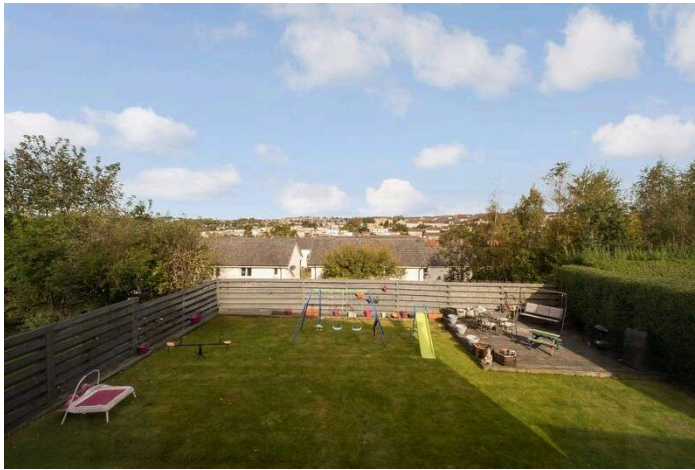












## VIEWING

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.

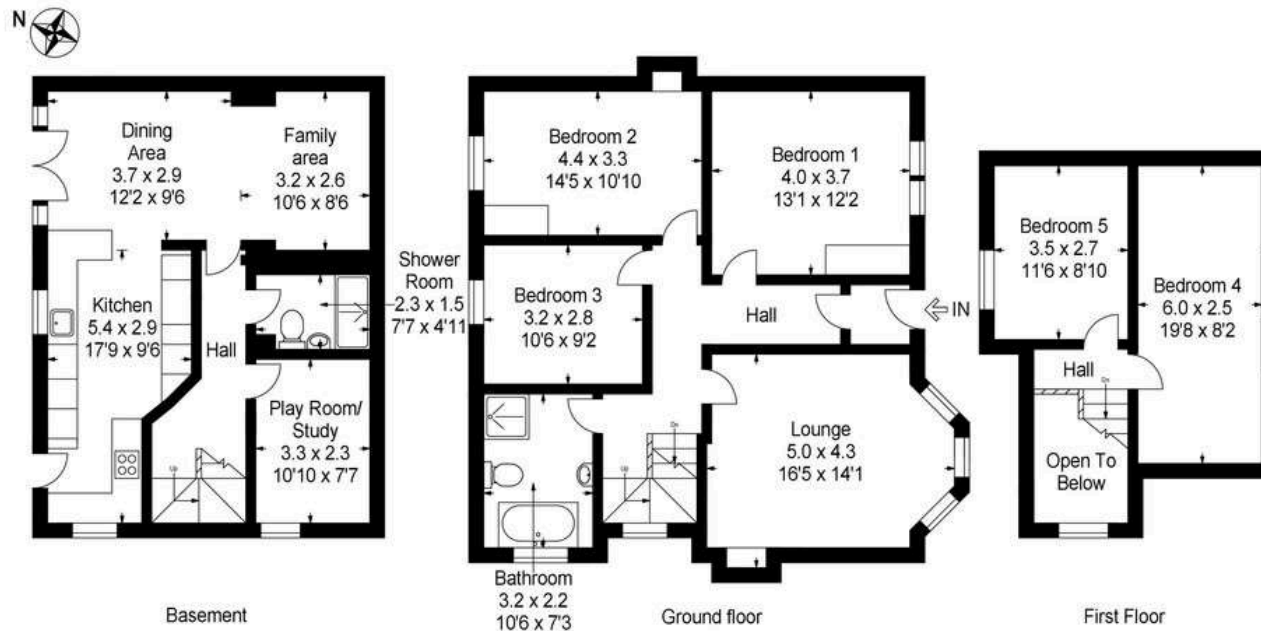
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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