

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**3 Holly Crescent, Dunfermline, KY11 8BY**  
**Offers Over £194,000**



Most attractive semi detached chalet villa enjoying a pleasant location within the ever popular estate of Pitcorthie. Entrance porch, Spacious lounge, Dining room, Modern fitted kitchen, 3 Bedrooms, Modern bathroom. Double glazing. Gas central heating. Neatly presented gardens to front and rear. Garage with driveway. Modern decor throughout. Excellent family home in move in condition. Close to primary schools. 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

- Entrance porch
- Lounge
- Dining room
- Modern kitchen
- 3 Bedrooms
- Modern bathroom
- Double glazing
- Gas central heating
- Attractive gardens to front and rear
- Garage
- Driveway
- Excellent family home
- Modern
- Move in condition

## ACCOMMODATION

### Entrance Porch

With door to lounge.

### Lounge 5.31 m x 4.43 m / 17'5" x 14'6"

This is bright, well proportioned lounge. Archway to dining room. Attractive fireplace with reclaimed wood mantlepiece. Laminate flooring. Door to stair to upper level. Front.

### Dining Room 3.41 m x 2.62 m / 11'2" x 8'7"

Another good sized dining room. Door to kitchen. Laminate flooring. Rear.

### Kitchen 3.29 m x 2.58 m / 10'10" x 8'6"

This attractive, modern kitchen is well fitted with modern floor and wall units. Door to garden. Rear.

### Landing

With doors to 3 bedrooms and bathroom. Storage cupboard.

### Bedroom 1 3.88 m x 3.10 m / 12'9" x 10'2"

This is a bright, well proportioned double bedroom. Front.

### Bedroom 2 3.49 m x 3.10 m / 11'5" x 10'2"

The second double bedroom is also of double proportions. Storage cupboard. Rear.

### Bedroom 3 2.97 m x 2.51 m / 9'9" x 8'3"

Front.

### Bathroom 2.11 m x 1.71 m / 6'11" x 5'7"

The bathroom is fitted with a modern white suite incorporating a shower set over the bath and a wash hand basin set in a vanity unit with storage drawers. Fully tiled. Rear.

### Gardens

The property enjoys neatly presented areas of garden ground to the front and rear. The front garden comprises an area of chips with a rockery features and well stocked borders. The larger rear garden comprises a patio, an area of shaped and borders for general planting. The rear garden is fully enclosed by fencing offering a pet and child safe environment.

### GARAGE/DRIVEWAY

There is a single garage accessed via a monoblock driveway.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

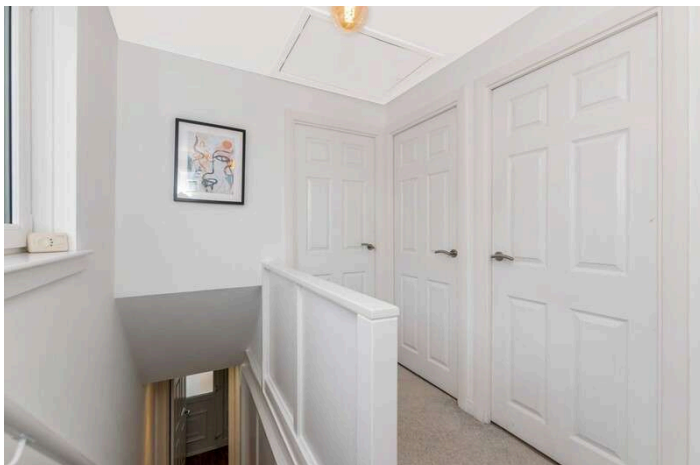
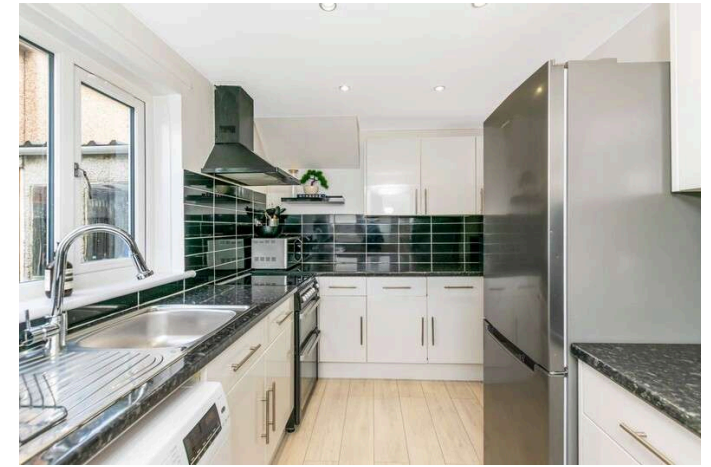
All the fitted carpets, blinds and light fittings are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## 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

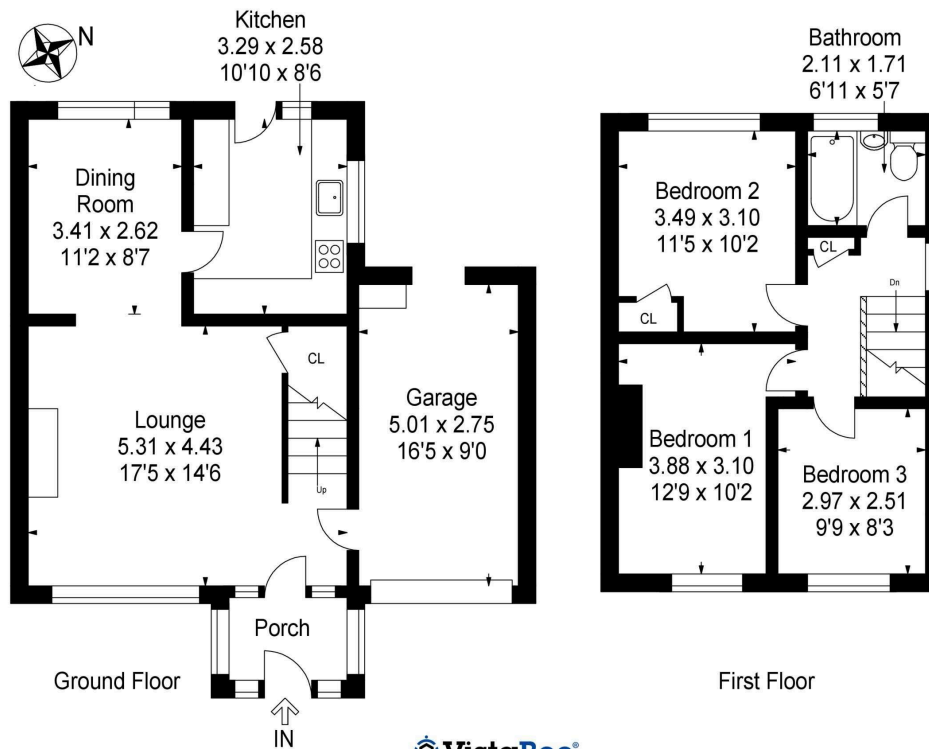
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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