

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**36 St. Andrews Street, Dunfermline, KY11 4QW**  
**Offers Over £134,000**



Well proportioned semi detached villa enjoying a very convenient location close to local amenities. Entrance hall, Lounge, Rear hall, Downstairs WC, Kitchen, 2 Double bedrooms, Stylish shower room. Double glazing. Gas central heating. Gardens to front and rear. Timber sectional garage. Driveway. Ideal family/starter home. Sought after area. Modern decor. Wood finishings throughout. Well maintained. Within walking distance to schools and railway station. EPC - C. Council Tax - B. Freehold.

## LOCATION

St Andrews Street is located in a very popular residential setting, with easy access to a variety of amenities including primary and secondary schooling, various convenience shops, an ASDA supermarket, Chemist and a doctors surgery all within walking distance. The property is ideally placed for transport links, being within easy walking distance to Dunfermline train station, which offers regular services to and from Edinburgh, Perth and beyond, as well as regular bus routes to Dunfermline city centre, Fife Leisure Park and Edinburgh City Centre. Dunfermline City benefits from a vast array of entertainment options including; cinema, bowling alley, fitness centres, two theatres, golf clubs, Carnegie Leisure centre and a good selection of restaurants, cafes, bars and nightclubs. There is a lovely recreational park nearby for families with children and dogs. There two other lovely parks in Dunfermline, the Public Park and more notably Pittencrieff Park, which are both within very easy access.

## PROPERTY - SEMI DETACHED VILLA

- Entrance hall
- Lounge
- Downstairs WC
- Kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage
- Driveway
- Modern decor
- Wood finishings throughout
- Ideal starter home

## ACCOMMODATION

### Hall

With door to lounge and stairs to upper level.

### Lounge 4.40 m x 4.30 m / 14'5" x 14'1"

This is a well proportioned lounge which has a gas fire. Storage cupboard. Door to mid hall. Front.

### Rear Hall 2.70 m x 1.80 m / 8'10" x 5'11"

With door to WC and Kitchen. Walk in storage cupboard.

### WC 1.60 m x 1.30 m / 5'3" x 4'3"

This is a handy addition in any family home. Rear.

### Kitchen 3.40 m x 2.70 m / 11'2" x 8'10"

This is a good sized kitchen. Rear.

### Landing

With doors to 2 bedrooms and shower room.

### Bedroom 1 3.90 m x 3.40 m / 12'10" x 11'2"

This well proportioned double bedroom enjoys the benefit of built in wardrobes and a storage cupboard. Front.

### Bedroom 2 3.90 m x 3.20 m / 12'10" x 10'6"

Another well proportioned double bedroom. Open aspect to rear. Rear.

### Shower Room 2.40 m x 2.20 m / 7'10" x 7'3"

This is a very stylish and good sized shower room, which has recently been upgraded. Modern white suite incorporating a shower compartment and wash hand basin set in a contemporary vanity unit. Rear.

### Gardens

There are good sized areas of garden ground to the front and rear.

### GARAGE/DRIVEWAY

There is a single, timber sectional garage accessed via a slabbed and chipped driveway.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

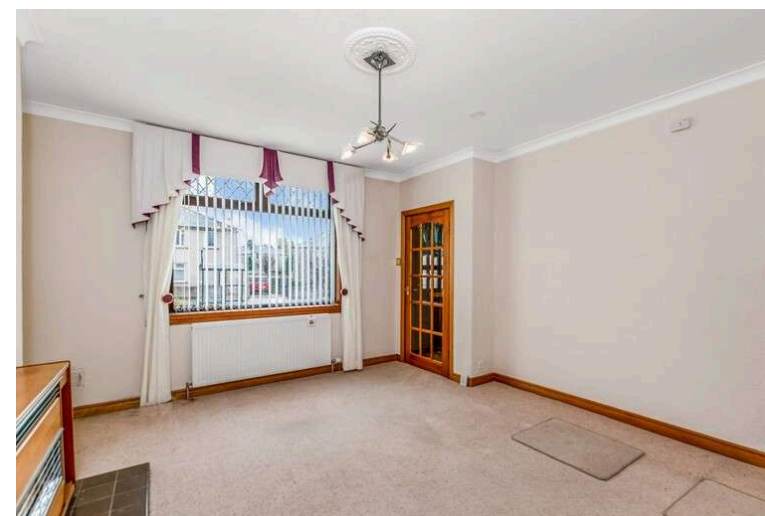
All the fitted carpets, blinds and light fittings are included in the sale price.

### HOME REPORT

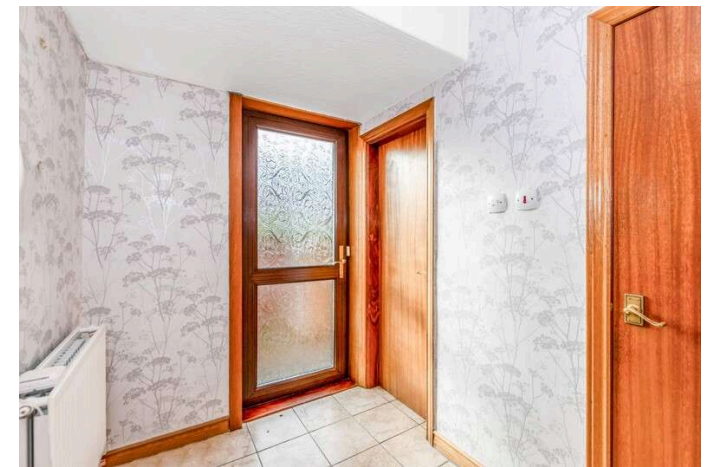
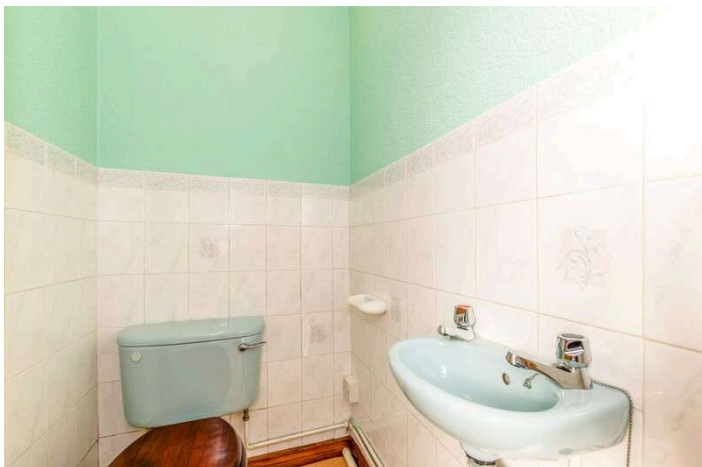
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

### SOLD AS SEEN

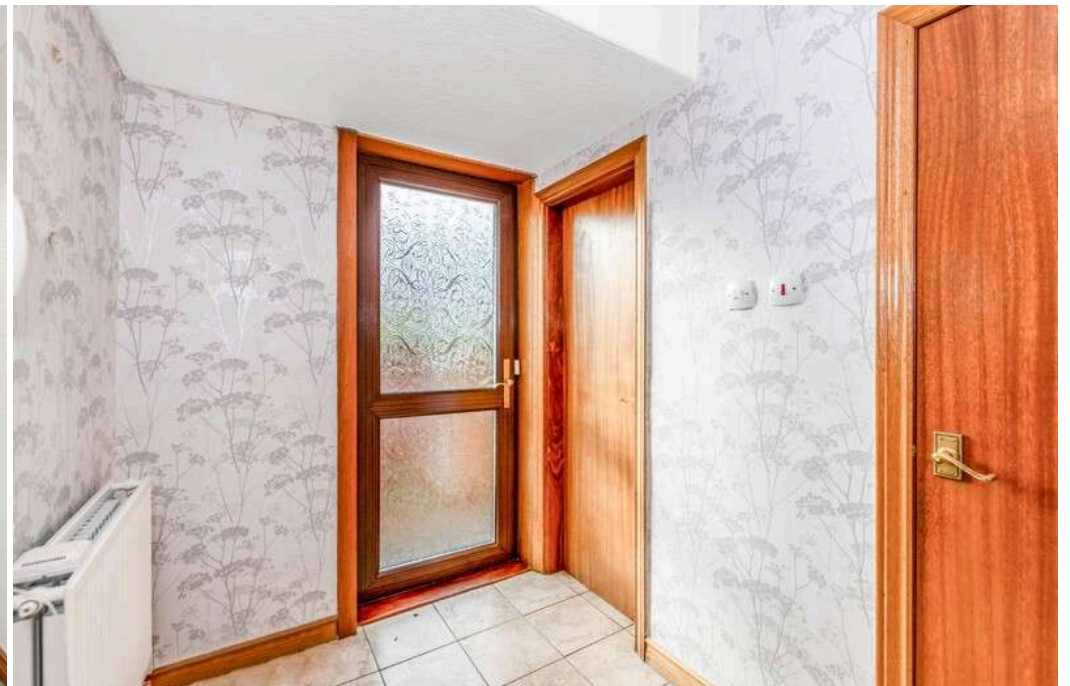
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees 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

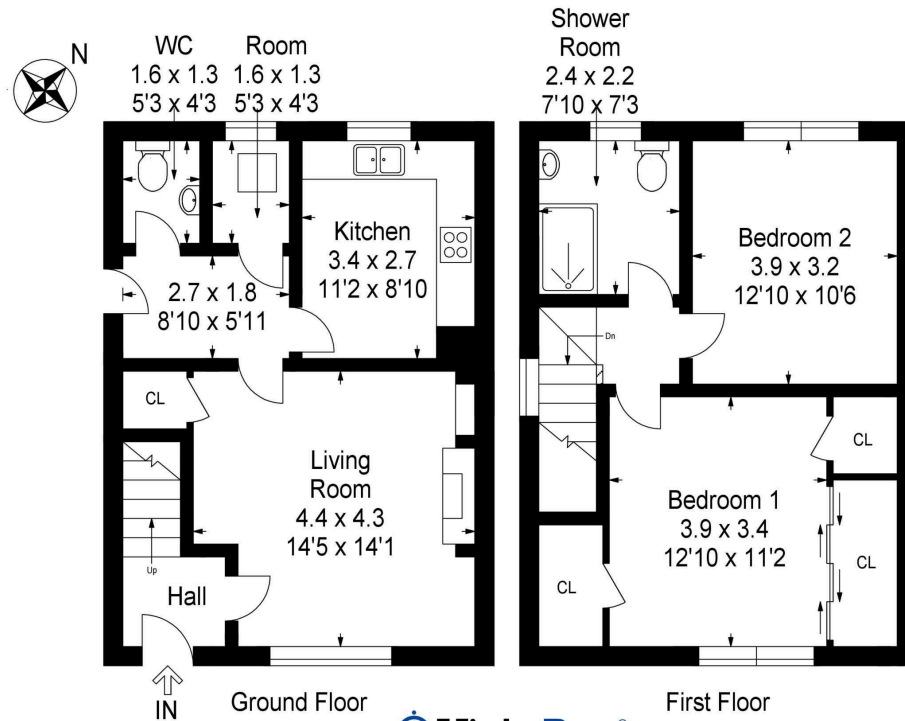
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[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.

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

© VistaBee 2023

espc



rightmove

s1homes.com

Find us on Facebook