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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**24 Dovecot Wynd, Dunfermline, KY11 8SY**  
Offers Over £284,000





Immaculately presented and well maintained detached villa enjoying a pleasant location with an attractive woodland backdrop in a much sought after residential area. Entrance vestibule, Hall, Lounge, Dining room, Breakfasting kitchen, Downstairs WC, Master bedroom (En-suite shower room and 2 built in wardrobes), 3 Further bedrooms (2 with built in wardrobes), Family bathroom (shower). Double glazing. Gas central heating. Garage. Driveway. Lovely gardens (decking). Fresh decor. Ideal family home in move in condition. Good storage accommodation. Cul-de-sac setting. EPC - C. 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 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 - DETACHED VILLA

- Entrance vestibule
- Hall
- Lounge
- Dining room
- 4 Bedrooms (Master en- suite)
- Family bathroom (Shower)
- Double glazing
- Gas central heating
- Lovely gardens to front and rear with woodland backdrop
- Garage
- Monoblock driveway for 2 Cars
- Modern decor
- Well maintained
- Excellent family home
- Move in condition

## ACCOMMODATION

### Entrance Vestibule

With door to hall.

### Hall

With doors to the lounge, dining room, kitchen and downstairs WC. Storage cupboard. Stairs to upper level.

### WC 1.70 m x 1.50 m / 5'7" x 4'11"

Fitted with a modern white suite. Understairs storage cupboard. Mid.

### Lounge 5.30 m x 3.60 m / 17'5" x 11'10"

This is a well proportioned lounge which features a bay window and gas fire set in an attractive fireplace. Front.

### Dining Room 3.30 m x 3.20 m / 10'10" x 10'6"

Another lovely public room. Patio doors to garden. Attractive outlook over garden to woodland backdrop. Rear.

### Breakfasting Kitchen 4.90 m x 2.90 m / 16'1" x 9'6"

This is a bright, good sized breakfasting kitchen. Door to garden. Rear.

### Landing

With doors to 4 bedrooms and bathroom. Storage cupboard. Cupboard housing hot water tank.

### Master Bedroom 3.90 m x 3.70 m / 12'10" x 12'2"

This well proportioned double bedroom enjoys the benefit of two double built in wardrobes with sliding mirror doors. Door to en-suite shower room. Front.

### En-suite Shower room 2.00 m x 1.80 m / 6'7" x 5'11"

Fitted with a modern white suite incorporating a shower set over that bath. Wash hand basin set in vanity unit with storage cupboard. Fully tiled. Side.

### Bedroom 2 3.70 m x 2.50 m / 12'2 x 8'2

Front.

### Bedroom 3 2.90 m x 2.90 m / 9'6" x 9'6"

The third bedroom also has a built in wardrobe. Rear.

### Bedroom 4 2.8 m x 2.6 m / 9'2 x 8'6

This double bedroom enjoys the benefit of a double wardrobe. Rear

### Gardens

The property enjoys well presented areas of garden ground to the front and rear. The front garden comprises an area of lawn whilst the larger rear garden comprise an area of lawn, a large area of decking and a patio. The garden, which overlooks a lovely wooded area, is fully enclosed by good quality fencing, offering a pet and child safe environment.

### GARAGE/DRIVEWAY

There is a single garage accessed via a monoblock driveway.

### HEATING

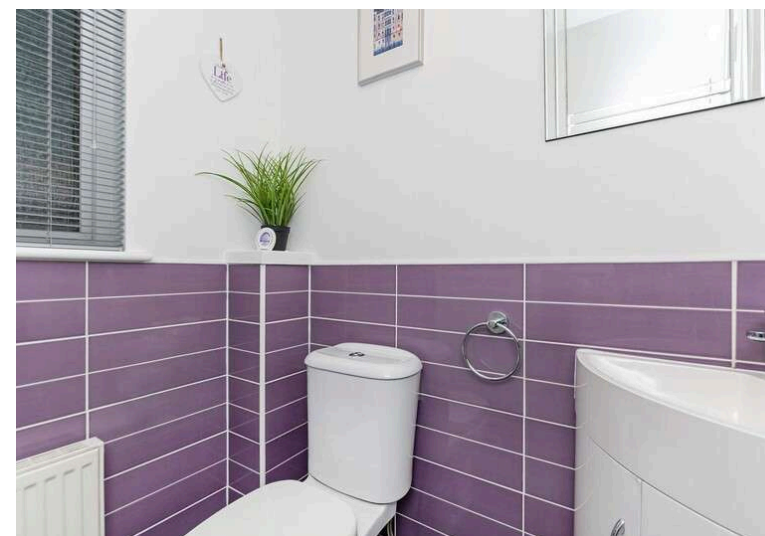
Gas central heating

### GLAZING

Double glazing

### EXTRAS

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





A stainless steel oven with a glass door and control knobs on top, integrated into the white cabinetry.

A white door with a frosted glass window, set into the wall between the oven and the main kitchen counter.

A large window with a white frame, providing a view of the outdoors. It is positioned above the kitchen sink.

A long wooden countertop with a light brown finish, featuring a stainless steel sink, a gas stove, and various kitchen items like a coffee maker and a toaster.

A dining table covered with a checkered tablecloth in shades of brown, orange, and green, with a wooden chair visible behind it.

















## 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.

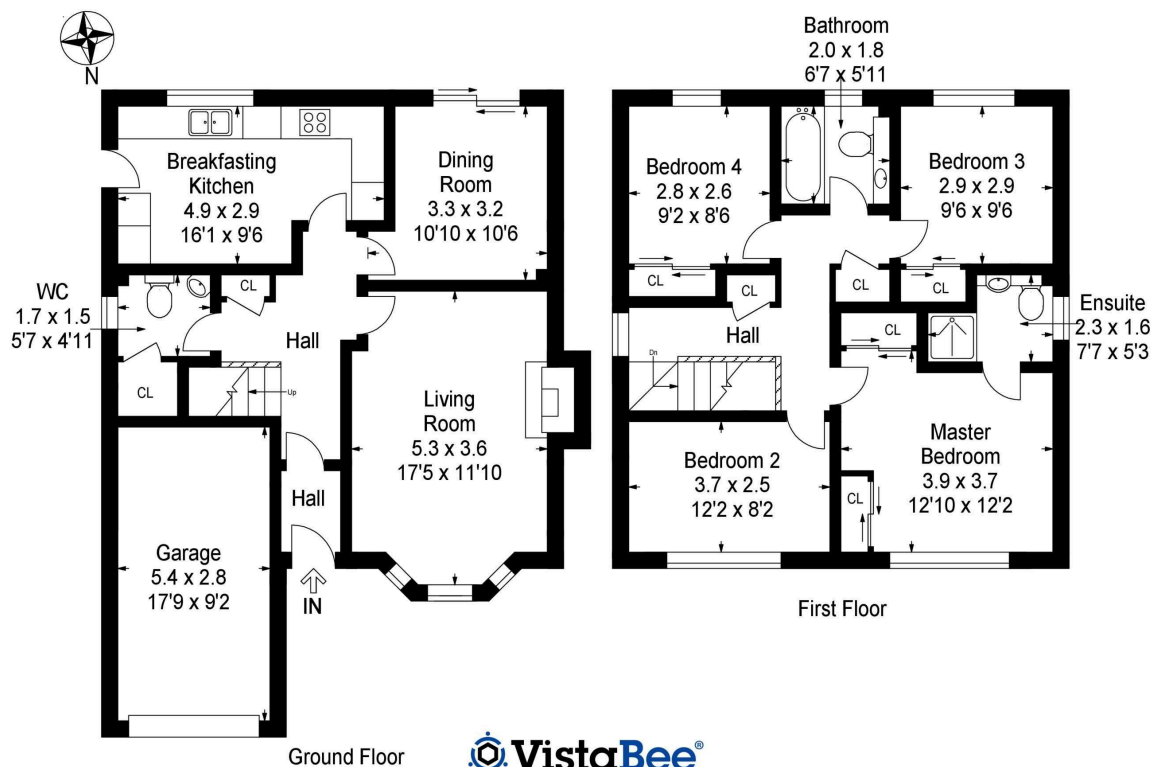
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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Ground Floor

**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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