

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



45 Pitmedden Road, Dunfermline, KY11 8FJ
Offers Over £209,000



Attractive semi detached villa enjoying a most pleasant location with open aspect to the front. This property boasts a very functional garden room in the rear garden. Entrance hall, Downstairs WC, Lounge, Breakfasting kitchen, 3 Bedrooms (Master en-suite Shower room), Family bathroom. Double glazing. Gas central heating. Gardens to front and rear. Garden room. Off street parking. Lovely, hideaway location in quiet cul-de-sac setting. Popular area. Convenient location close to local amenities. Modern decor & flooring throughout. Ideal family home in move in condition. EPC - C. Council Tax - D. Freehold

LOCATION

The property enjoys an attractive location along a shared driveway within the ever popular Duloch area, and is therefore convenient and within walking distance to local shops and schooling. 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. 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 - SEMI DETACHED VILLA

- Hall
- Lounge
- Dining Kitchen
- 3 Bedrooms (Master en-suite shower room)
- Family bathroom
- Double glazing
- Gas central heating
- Lovely gardens with Garden room
- Ample off street parking to side and front
- Great location overlooking pond area
- Convenient location close to local amenities
- Ideal family home in move in condition.

ACCOMMODATION

Hall

With door to WC and lounge.

WC

The WC has recently been upgraded to a good standard with contemporary fittings and attractive tiling. Front.

Lounge 4.90 m x 4.30 m / 16'1" x 14'1"

This is a particularly bright and spacious lounge. Stairs to upper level. Door to kitchen. Attractive flooring. Front.

Dining Kitchen

This is a well proportioned family dining kitchen, which is fitted with a contemporary style kitchen. French doors lead to the garden. Storage cupboard. Rear.

Landing

With doors to 3 bedrooms and bathroom.

Master Bedroom

The master bedroom is of good proportions and enjoys the benefit of a built in wardrobe. Door to en-suite shower room. Front.

Ensuite 2.40 m x 1.20 m / 7'10" x 3'11"

Fitted with a contemporary suite with a feature basin and shower set in a good sized shower compartment. Mid.

Bedroom 2 2.60 m x 2.40 m / 8'6" x 7'10"

The second bedroom is also of double proportions and boasts a built in wardrobe. Rear.

Bedroom 3 2.40 m x 1.70 m / 7'10" x 5'7"

The third bedroom is located to the front.

Family Bathroom 2.00 m x 1.70 m / 6'7" x 5'7"

Fitted with a modern suite with shower set over the bath with glass shower screen. Extensive tiling. Rear.

Gardens

This property boasts areas of garden ground to the front and rear. The front garden has been laid in chips for ease of maintenance. The larger garden to the rear has, in recent years, been fully landscaped with low maintenance in mind and comprises an artificial grass area, chipped areas and a patio area constructed from good quality porcelain tiles. The rear garden is fully enclosed by a combination of walls and fencing offering a child and pet safe environment. Another excellent feature the garden offers is the lovely garden room. Outside storage shed.

Garden Room

This is a superb addition to any family home. It is currently used as lounge/guest bedroom, however it could easily be used as a gym, home office, play room, a home bar to name a few! A truly excellent and very flexible space. Patio doors to garden.

DRIVEWAY

There is an area for off street parking to the front of the property.

HEATING

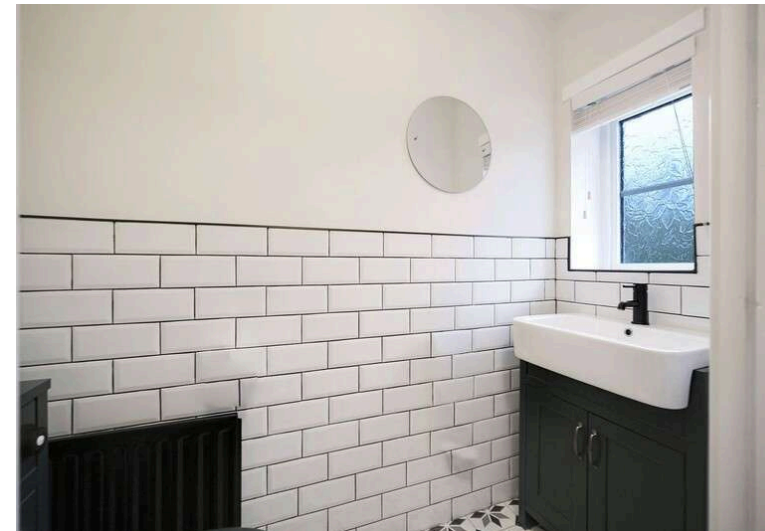
Gas central heating based on a brand new boiler installed this year.

GLAZING

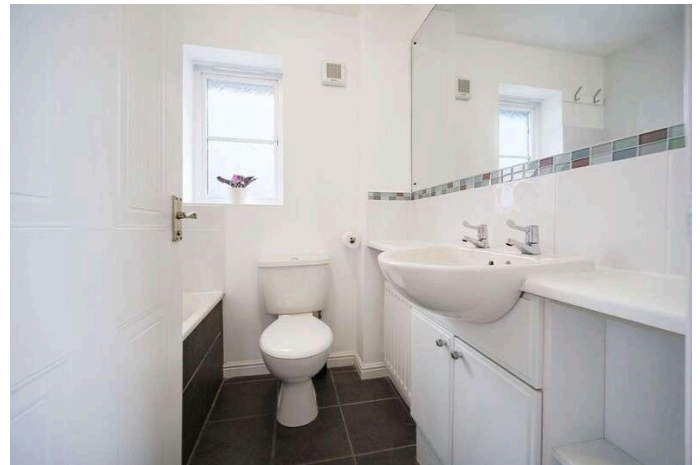
Double glazing.

EXTRAS

All the fitted carpets, blinds and light fittings together with the washing machine, tumble dryer, fridge/freezer, dishwasher and oven, hob and hood 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.

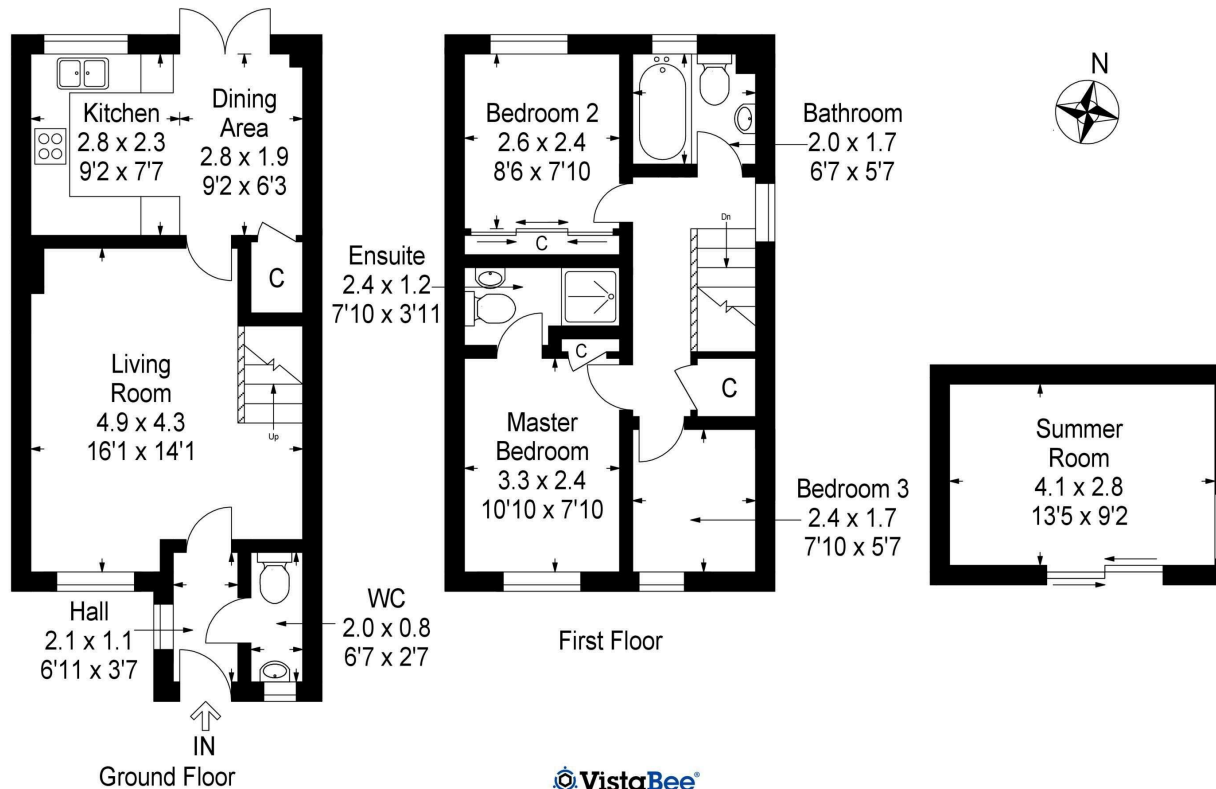
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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