

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



64 Albany Street, Dunfermline, KY12 0RA
Offers Over £129,000



Well proportioned mid terraced villa enjoying a pleasant location within walking distance to Dunfermline City Centre. Dining Room, Mid hall, Box/Store room, Lounge (Picture window and Patio doors to garden), Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Electric heating. Gardens to front and rear. Ample off street parking. Ideal starter/family home. Convenient location. Requires some modernisation and upgrading. Convenient location close to all local amenities. EPC - E. Council Tax - B. Freehold.

LOCATION

Albany Street enjoys a very convenient location close to Dunfermline city centre, which offers a wide range of amenities including shops, supermarket, restaurants and bars that can all be reached on foot. Dunfermline's Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie offers a range of outdoor leisure activities. Fantastic transport links via nearby Dunfermline Railway Station (circa a 15 minute walk) and Dunfermline Bus Station. Halbeath and Inverkeithing Park and Ride offer a regular service to Edinburgh Airport. Further amenities available via Fife Leisure Park, with a variety of coffee shops, leisure facilities and a ten screen cinema

PROPERTY - TERRACED VILLA

- Lounge (patio doors to front garden)
- Dining room (door to rear garden)
- Fitted kitchen
- Box/store room/Office
- 2 Double bedrooms
- Recently upgraded Bathroom (shower over the bath)
- Double glazing
- Electric heating
- Gardens
- Requires general modernisation
- Great potential
- Ideal starter/family home

ACCOMMODATION

Dining Room 2.90 m x 2.80 m / 9'6" x 9'2"

With door to kitchen and mid hall. Rear.

Kitchen 2.90 m x 2.30 m / 9'6" x 7'7"

Fitted with a modern kitchen. Door to pantry. Rear.

Mid hall

With stairs to upper level. Door to lounge and box room.

Lounge 5.20 m x 3.60 m / 17'1" x 11'10"

This is a well proportioned room which boasts patio doors leading to the garden. Front.

Box/Store room 1.70 m x 2.00 m / 5'7" x 6'7"

This is a handy area offering excellent storage accommodation. Mid.

Landing

With doors to 2 bedrooms and bathroom.

Bedroom 1 3.60 m x 2.60 m / 11'10" x 8'6"

A good sized double bedroom. Front.

Bedroom 2 3.60 m x 2.50 m / 11'10" x 8'2"

Another good sized double bedroom. Front.

Bathroom 2.10 m x 1.70 m / 6'11" x 5'7"

This is a very smart bathroom, which has been refitted with a modern white suite with a shower set over the bathroom. The wash hand basin is set in a vanity unit with storage cupboard. Attractive tiling. Rear.

Gardens

The property enjoys areas of garden ground to the front and rear. The front garden comprises an area of lawn whilst the rear garden has been mainly laid in slabs and chips for ease of maintenance. The rear garden is fully enclosed by fencing offering a pet and child safe environment. Greenhouse.

OFF STREET PARKING

There are ample areas of residents parking.

HEATING

Electric heating

GLAZING

Double glazing

EXTRAS

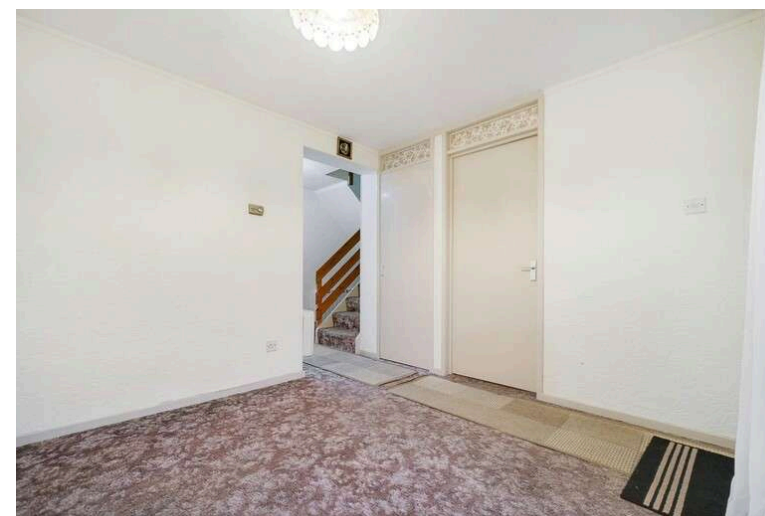
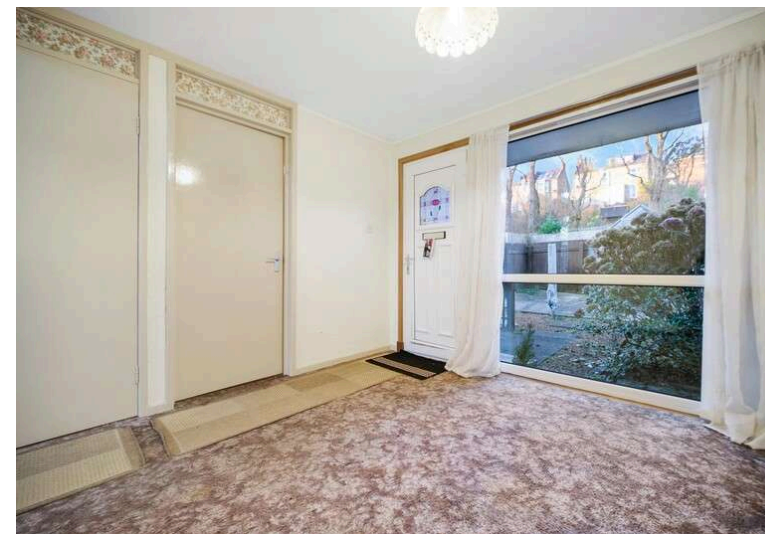
All the fitted carpets, blinds and light fittings are included in the sale price.

HOME REPORT

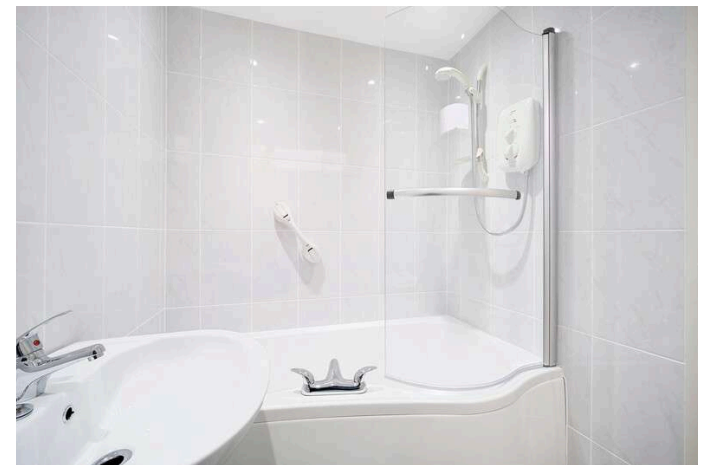
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

None of the services or fittings and equipment have been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - *** Sold as Seen No Warranties/Guarantees Given**

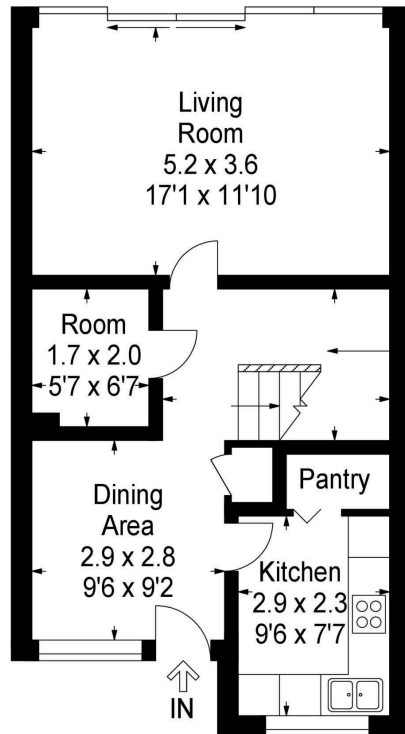










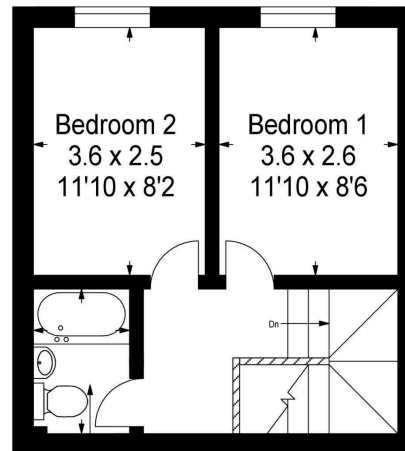


Ground Floor



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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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

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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