
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



**101 West Baldrige Road, Dunfermline,
KY12 9AW**
Offers Over £249,000



Immaculately presented and well maintained detached villa enjoying a pleasant superb corner position within a much sought after residential area. Entrance hall, Lounge/dining area, Conservatory, Stylish fitted kitchen, Utility room, Downstairs WC, Master bedroom (En-suite shower room), 2 Further Double bedrooms (built in wardrobes), Family bathroom. Double glazing. Gas central heating. Neatly presented gardens to front, side and rear. Garage with double monoblock driveway. Modern decor. Ideal family home in move in condition. EPC - C. Council tax - E. Freehold.

LOCATION

Dunfermline is a City of considerable historical interest being a former seat of the Kings of Scotland, the birth place of Andrew Carnegie and the final resting place of King Robert the Bruce whose remains are buried in Dunfermline Abbey. Whilst the Abbey and the Palace Ruins, Carnegie's Birthplace and Abbot House reflect much of the historical past of the town, developments in recent years have seen Dunfermline move very much into the modern era whilst still retaining much of its original charm. The amenities in the centre of town are augmented by those found at the excellent Fife Leisure Park and Halbeath Retail Park located adjacent to Junction 3 of the M90 on the eastern periphery of town. Dunfermline is located only 5 miles from the Forth Road Bridge, the southern gateway to Fife, and is therefore particularly popular with commuters to Edinburgh and many other parts of the Central Belt. The town is also ideally located for access to the many areas of natural beauty to be found in Fife and benefits from the full range of social amenities, leisure facilities and educational establishments associated with a modern town. There are good motorway links to Edinburgh, Perth, Dundee and Glasgow whilst the local transport infrastructure includes good commuter services by rail to Edinburgh and all points on The Fife Circle. There is also a wide range of bus services to town and country whilst Edinburgh Airport is only 40 minutes drive.

PROPERTY - DETACHED VILLA

- Hall
- Downstairs WC
- Lounge/Dining area
- Conservatory
- Stylish fitted Kitchen
- 3 Double bedrooms (En-suite shower room)
- Family bathroom with separate shower compartment
- Double glazing
- Gas central heating
- Attractive gardens to front, side and rear
- Garage with double driveway
- Modern decor
- Superb family home in move in condition
- Well maintained

ACCOMMODATION

Hall

With door to lounge and stairs to upper level. Attractive tiled floor.

Lounge 4.80 m x 3.50 m / 15'9" x 11'6"

This is a well proportioned lounge area which is open plan with the dining area. Door to kitchen. Laminate flooring. The solid wood entertainment unit with shelving and glass display cabinet together with the TV and sound bar is included in the sale price together. Front.

Dining area 2.40 m x 2 m / 7'10" x 6'7"

With double doors leading to the conservatory. Laminate flooring. Rear.

Conservatory 4.40 m x 4.00 m / 14'5" x 13'1"

This is a superb addition to any family home. Well proportioned. French doors to garden. Laminate flooring. Rear.

Kitchen 4.50 m x 2.90 m / 14'9" x 9'6"

This most attractive fitted kitchen has been upgraded in recent years to an excellent standard. Door to utility room. Double doors to the Conservatory. Laminate flooring. Rear.

Utility Room 2.40 m x 1.60 m / 7'10" x 5'3"

The utility room has also been upgraded to match the kitchen. Door to garden and downstairs WC. Side.

Downstairs WC 2.0 m x 0.8 m / 6'7" x 2'7"

Fitted with a modern white suite. Attractive tiling. Mid.

Landing

With doors to 3 bedrooms and bathroom.

Master Bedroom 3.40 m x 3.30 m / 11'2" x 10'10"

The master bedroom is of good proportions and boasts a full width built in wardrobe with sliding doors. Door to en-suite shower room. Rear.

En-suite Shower room 2.10 m x 1.40 m / 6'11" x 4'7"

The shower room is fitted with modern white suite with built in storage units. Wet wall panelling. Rear.

Bedroom 2 3.50 m x 2.90 m / 11'6" x 9'6"

The second bedroom is also of double proportions and enjoys the benefit of a built in wardrobe. Front.

Bedroom 3 3.50 m x 2.40 m / 11'6" x 7'10"

Another good sized bedroom also benefiting from a built in wardrobe with sliding mirror doors. Front.

Bathroom 3.10 m x 1.90 m / 10'2" x 6'3"

The family bathroom is fitted with a modern suite incorporating a shower set in a separate compartment. The wash hand basin is set in a vanity unit with ample storage. Storage cupboard. Rear.

GARDEN

The property enjoys attractive areas of garden ground to the front, side and rear.

GARAGE/DRIVEWAY

There is a single garage accessed by way of a double monoblock driveway.

HEATING

Gas central heating

GLAZING

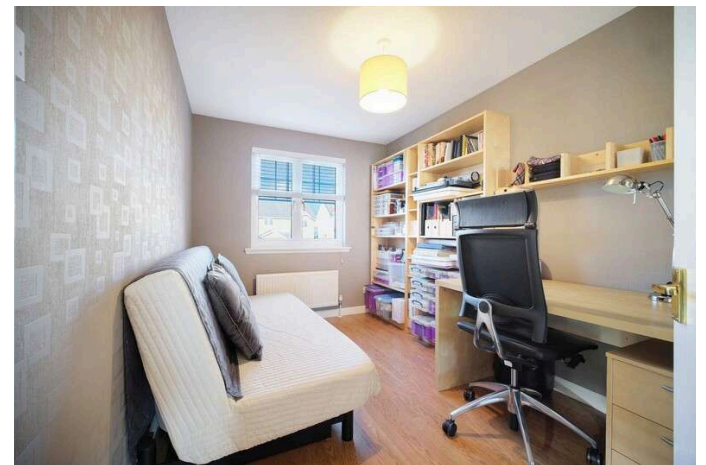
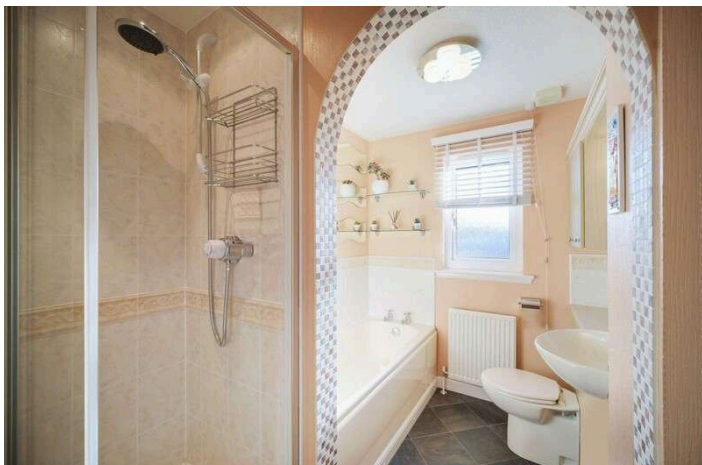
Double glazing

EXTRAS

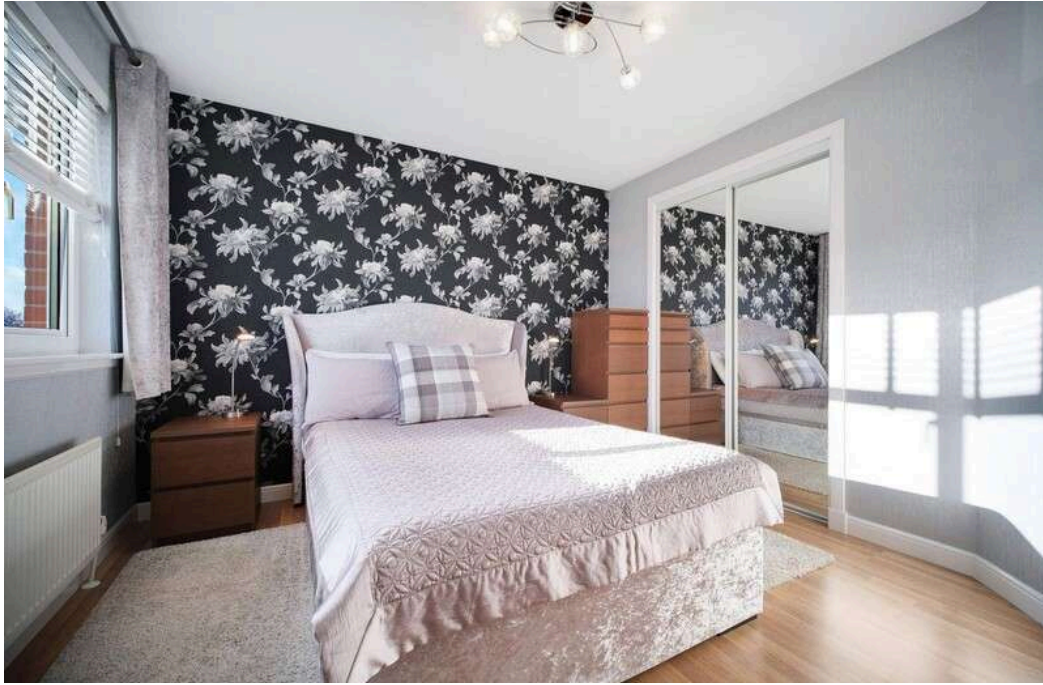
All the fitted carpets, blinds and light fittings together with the kitchen appliances are included in the sale price. There are many other items of furniture available by separate negotiation.













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.

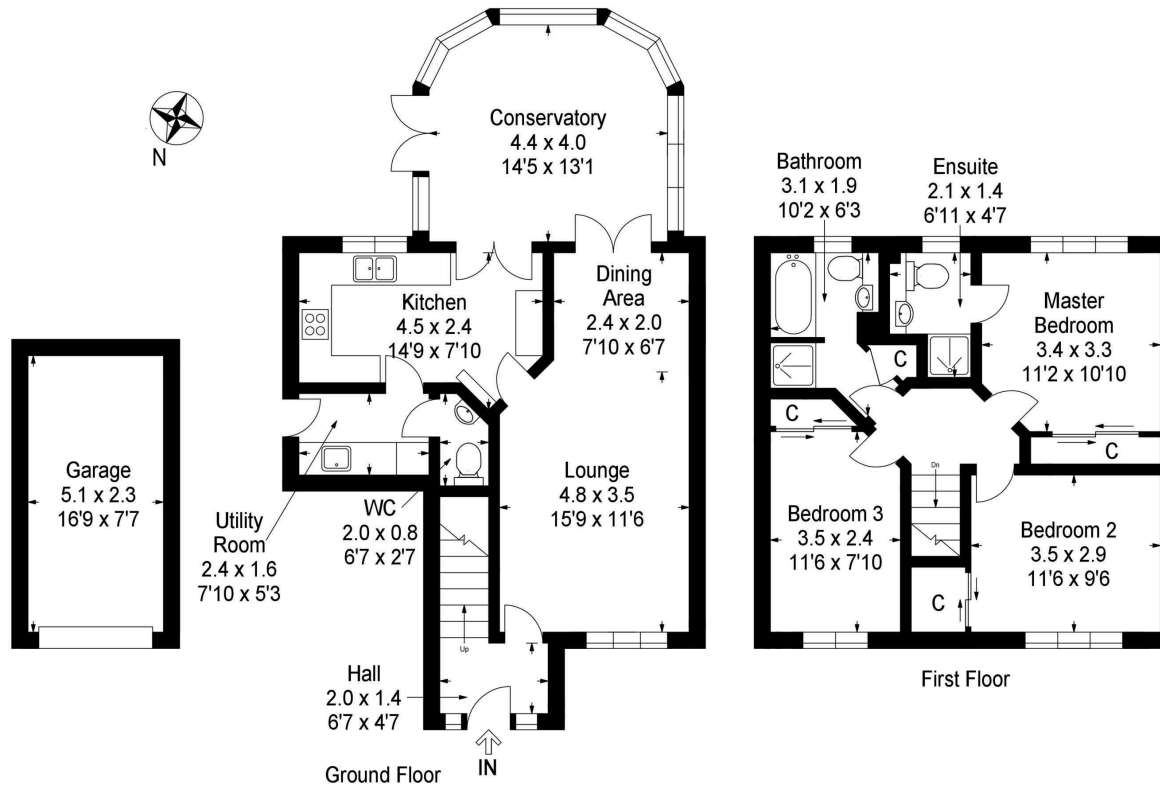
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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



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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