



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

24 Meldrum Court, Dunfermline, KY11 4XS
Offers Over £134,000



Attractive and well proportioned mid terraced villa offering ideal family accommodation located in a much sought after residential area. Entrance hall, Lounge, Dining kitchen, Utility room, 2 Double bedrooms, Bathroom with separate shower compartment. Double glazing. Gas central heating. Fully enclosed, south facing gardens to rear (decking). Modern decor. Good starter accommodation. Popular area. EPC - C. Council tax - B. 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 City, 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 Road 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 - MID TERRACED VILLA

- Hall
- Lounge
- Dining kitchen
- Utility room
- 2 Double bedrooms
- Spacious bathroom with separate shower compartment
- Double glazing
- Gas central heating
- Garden to rear with decking and lawn area
- Ideal family home
- Good starter home
- Bright accommodation
- Modern decor
- Popular property type

ACCOMMODATION

Entrance Hall 2.6 m x 1.9 m / 8'6" x 6'3"

With door to lounge, dining kitchen and utility cupboard. New Carpet.

Utility room 2.0 m x 1.5 m / 6'7" x 4'11"

This is a very handy area. Gas boiler.

Lounge 5.30 m x 3.10 m / 17'5" x 10'2"

This is a bright and spacious lounge. Rear.

Dining Kitchen 4.20 m x 3.30 m / 13'9" x 10'10"

A good sized kitchen. French doors to garden.

Bedroom 1 3.80 m x 3.30 m / 12'6" x 10'10"

This double bedroom is of good proportions. Rear.

Bedroom 2 3.50 m x 3.30 m / 11'6" x 10'10"

Another good sized double bedroom. Rear

Bathroom 2.80 m x 1.90 m / 9'2" x 6'3"

This spacious bathroom is fitted with a modern white suite and incorporates a separate shower compartment. Front.

Garden

There is an area of garden ground to the rear. Decking. Fully enclosed.

Landing

With doors leading to 2 bedrooms and bathroom.

PARKING

There is ample parking in the area.

HEATING

Gas central heating.

GLAZING

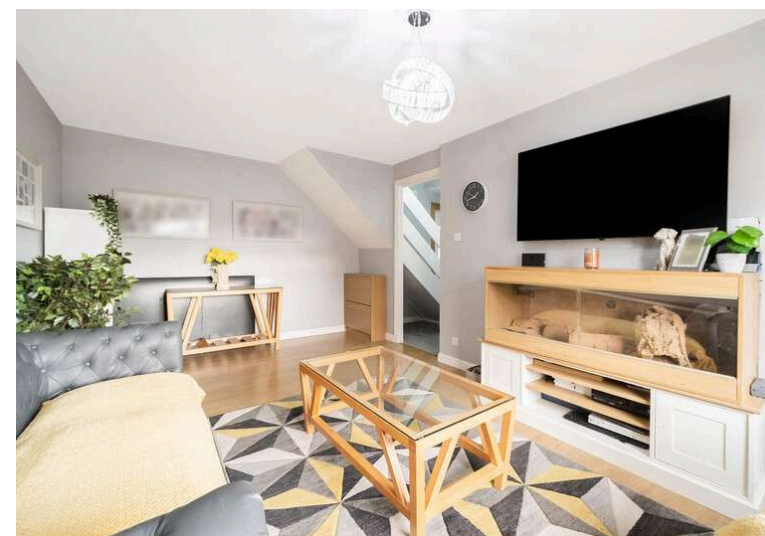
Double glazing

EXTRAS

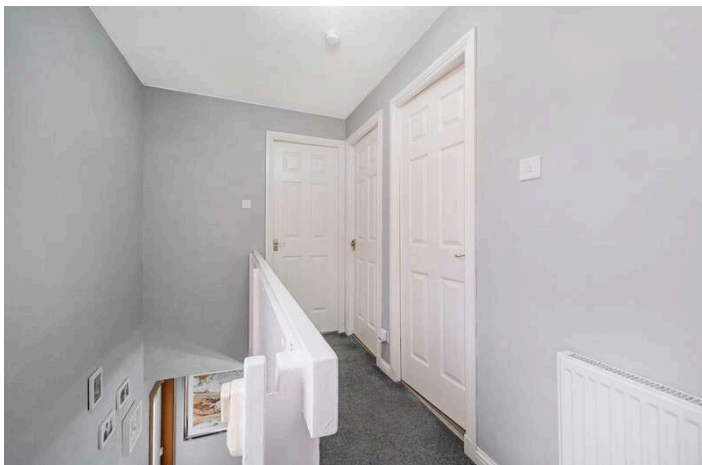
All fitted carpets and blinds are included in the sale price.

HOME REPORT

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













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

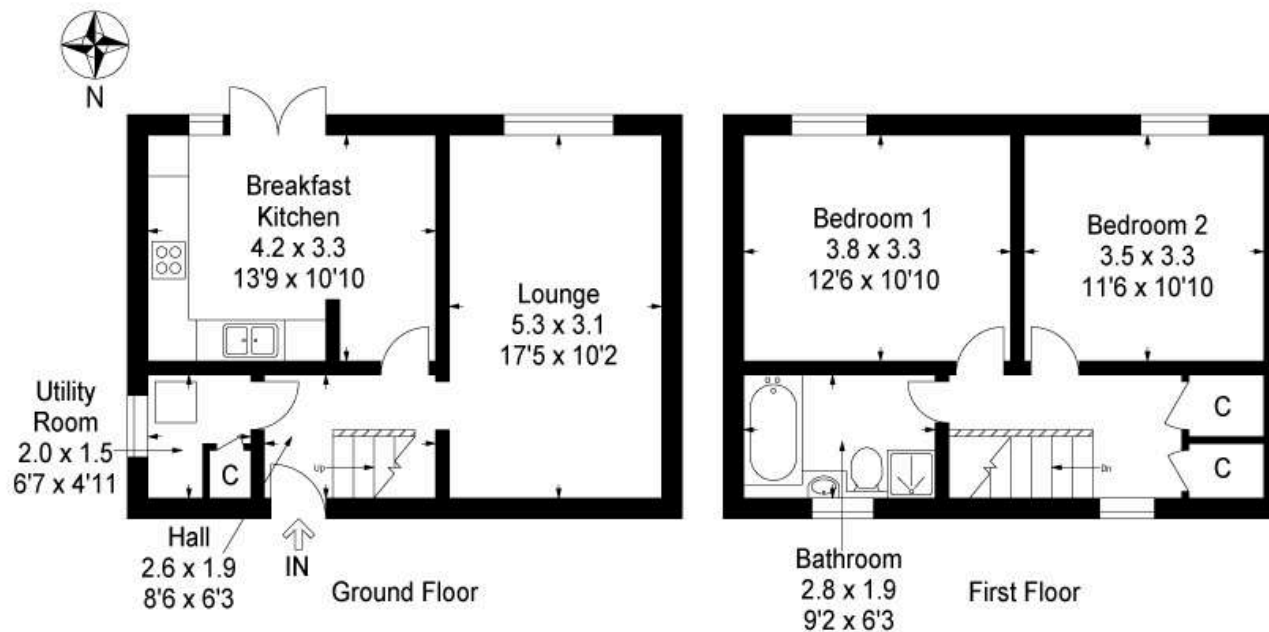
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www.rossconnel.co.uk

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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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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