

A three-story stone terrace house with a bay window and a red door. The house is built of light-colored stone with dark brown window frames and door surrounds. The bay window is on the right side of the ground floor. The red door is on the right side of the ground floor. The house has a grey roof with a chimney. The front garden is a small lawn with a stone wall and some bare bushes.

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

60b Victoria Terrace, Dunfermline, KY12 0LU
Offers Over £149,000



Traditional stone built first floor flat offering spacious accommodation upgraded to an exceptional standard and enjoying a much sought after location within walking distance to the City Centre. Mutual entrance stair, Vestibule, Hall, Lounge, Stunning breakfasting kitchen, 2 Double bedrooms, Contemporary shower room. Double glazing. Gas central heating. Private garden to rear. Stunning presentation throughout. Well maintained. Superb home in move in condition. Internal viewing is highly recommended. EPC - C. Council Tax - B. Freehold.

LOCATION

Victoria Terrace is situated only 1/2 a mile from Dunfermline City Centre in a well established and much sought after residential area. In addition to being very convenient for all the amenities associated with the town centre, including a range of shops and leisure facilities. Victoria Terrace benefits from being within easy walking distance of Dunfermline public park. The local railway station offers regular commuter services to Edinburgh with intercity links to other parts of the UK. There is also a regular and convenient bus service both local and National, ideal for commuters.

PROPERTY - FIRST FLOOR FLAT

- Mutual entrance hall
- Vestibule
- Hall
- Lounge
- Stylish Breakfasting kitchen
- 2 Double bedrooms
- Contemporary Shower room
- Double glazing
- Gas central heating
- Private, south facing garden to rear
- Outstanding presentation
- Excellent starter home
- Superb example of property type
- A credit to the owners
- Walking distance to City Centre
- Early viewing is essential

ACCOMMODATION

Mutual Entrance Stair

Access to this property is to the rear and shares an external staircase with one other property.

Vestibule

Newly fitted front door leads to the property. Attractive flooring. Glass door leads to the hall.

Hall

This is a very welcoming hall, which has doors leading to the lounge, 2 bedrooms and shower room.

Lounge 4.20 m x 4.20 m / 13'9" x 13'9"

A bright and beautifully presented lounge/dining room. Double glass doors leading to the breakfasting kitchen. Rear.

Breakfasting Kitchen 3.70 m x 2.90 m / 12'2" x 9'6"

This is a stunning kitchen which is fitted with top quality floor and wall units in high gloss with complementary worktops incorporating a breakfast bar. Washing machine is included. Door to rear.

Bedroom 1 5.10 m x 3.50 m / 16'9" x 11'6"

This superbly proportioned double bedroom features a large bay window, sanded and varnished floor. Shelved wall press with original door. Front.

Bedroom 2 3.90 m x 3.10 m / 12'10" x 10'2"

The second double bedroom is also of good proportions and enjoys the benefit storage cupboard. The open-faced wardrobes are included in the sale price. Front.

Shower Room 2.80 m x 1.60 m / 9'2" x 5'3"

This very smart shower room has recently been upgraded to an excellent standard. Contemporary suite incorporating a walk in shower with black shower tray, attractive wall hung sink with black taps and accessories. Stylish tiling. Front.

Garden

This property boasts a private area of garden ground which is south facing. Garden shed. Storage cupboard under external staircase.

HEATING

Gas central heating.

GLAZING

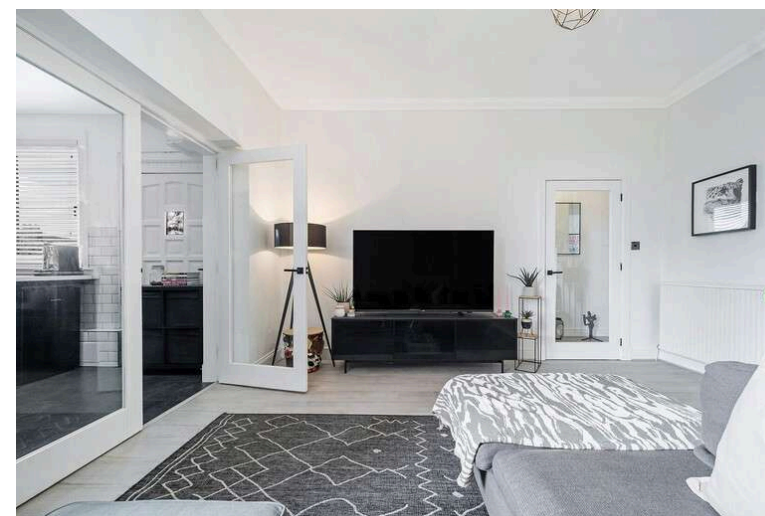
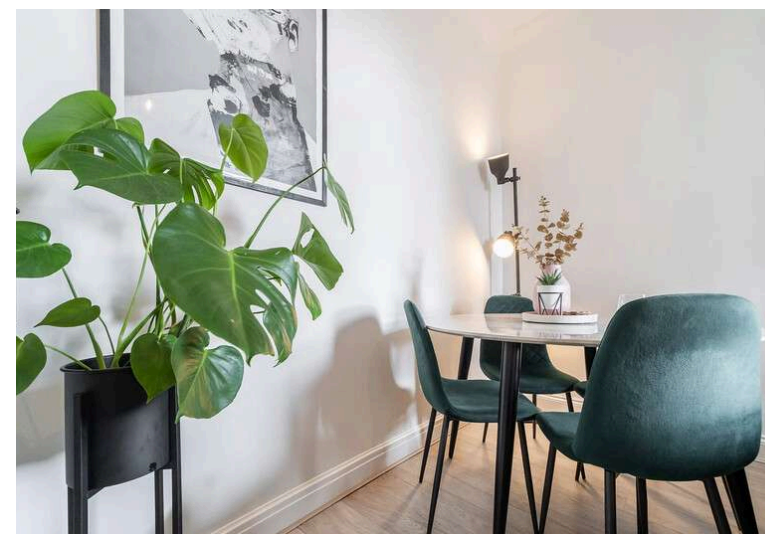
Double glazing.

EXTRAS

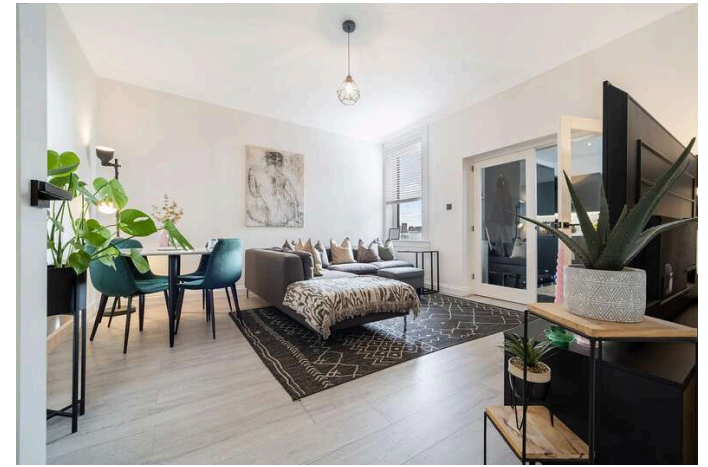
Any fitted carpets and blinds together with the aforementioned washing machine, open-faced wardrobes and garden shed are included in the sale price.

HOME REPORT

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

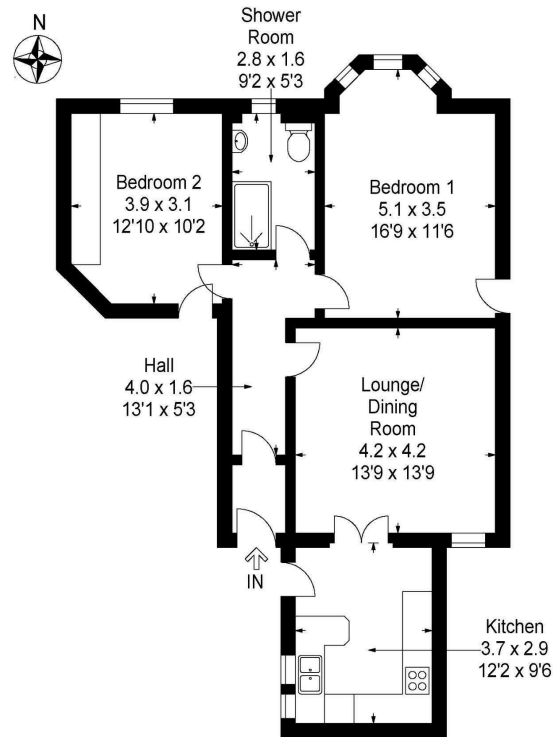












VistaBee
DIGITAL CONTENT CREATION

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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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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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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