
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



25 Lambert Drive, Dunfermline, KY12 7UB
Offers Over £250,000



Well proportioned detached villa enjoying a pleasant location within the much sought after Garvock Hill area. Convenient location within walking distance to City centre and train stations. Entrance hall, Lounge, Dining room, Fitted Kitchen, 4 Bedrooms, Bathroom. Double glazing. Gas central heating. Good sized gardens to front and rear. Garage. Driveway. Ideal family home. Requires modernisation and upgrading. Great potential. Good storage accommodation. # EPC - F. Council - E. Freehold.

LOCATION

Lambert Drive is within walking distance of Dunfermline town centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary Education.

PROPERTY - DETACHED VILLA

- Hall
- Lounge
- Dining room
- Kitchen
- 4 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear (decking)
- Garage with driveway
- Requires modernisation and upgrading
- Great potential
- Roof replaced in recent years

ACCOMMODATION

Hall 4.20 m x 3.10 m / 13'9" x 10'2"

With doors leading to the lounge, kitchen, 2 bedrooms and bathroom. Stairs to upper level.

Lounge 5.60 m x 3.60 m / 18'4" x 11'10"

This is a well proportioned lounge. Double doors lead to the dining room. Twin aspect to front and side.

Dining Room 4.10 m x 2.90 m / 13'5" x 9'6"

Another spacious public room. Door to kitchen. Rear.

Kitchen 4.10 m x 3.60 m / 13'5" x 11'10"

Door to hall and rear garden. Rear.

Bedroom 1 4.40 m x 3.10 m / 14'5" x 10'2"

This double bedroom benefits from full width and height built in storage cupboards. Front.

Bedroom 4 3.40 m x 2.70 m / 11'2" x 8'10"

The fourth bedroom is also of good proportions. Rear.

Bathroom 2.40 m x 1.90 m / 7'10" x 6'3"

The bathroom has a white suite. Rear.

Landing

With doors to 2 bedrooms.

Bedroom 2 4.50 m x 4.00 m / 14'9" x 13'1"

A good sized double bedroom. Wash hand basin. Access to eaves storage. Rear.

Bedroom 3 4.50 m x 3.20 m / 14'9" x 10'6"

The third double bedroom has a built in storage cupboard. Further storage cupboard. Front.

Cellar

There is a well proportioned cellar space offering excellent storage accommodation. Light.

Gardens

The property is attractively located on a generously proportioned plot, with gardens to the front and rear.

GARAGE/DRIVEWAY

There is a single garage accessed via a tarmac driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

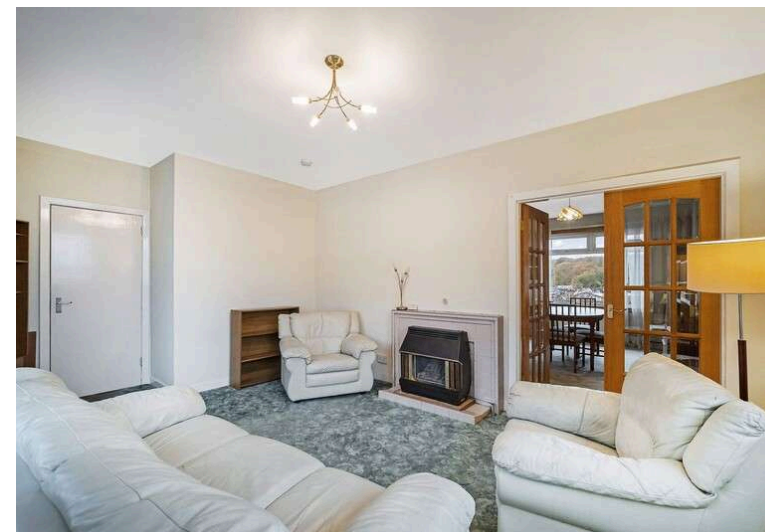
All fitted carpets, blinds and light fittings are included in the sale price.

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

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.













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

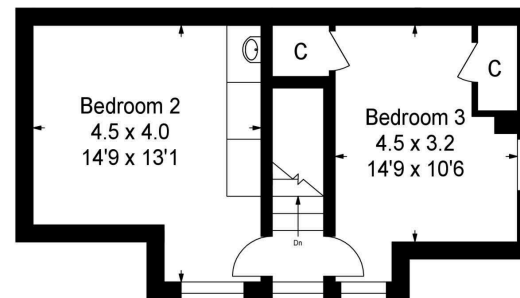
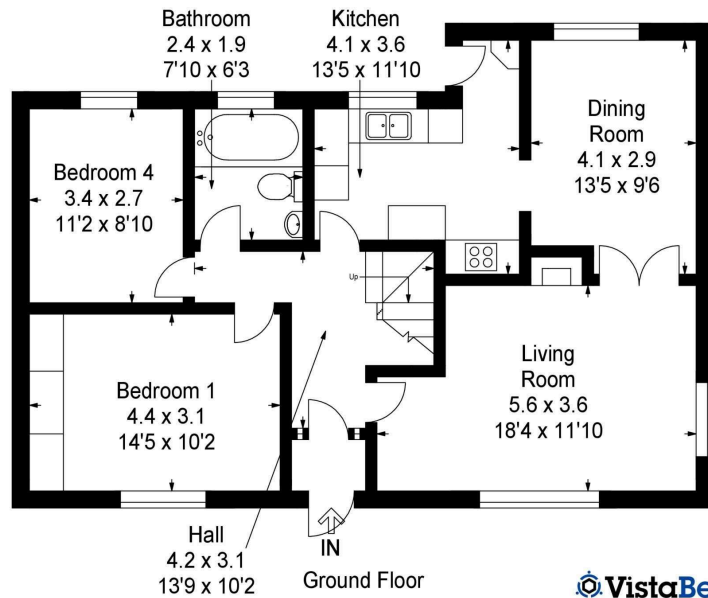
If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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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.



First Floor

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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