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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**1 Strathmore Drive, Dunfermline, KY12 7LP**  
Fixed Price £309,000 \* Home Report - £320,000 \*





Superbly proportioned and substantially built detached bungalow offering very flexible accommodation and occupying a spacious corner plot within a desirable area close to City centre. Rarely available. Entrance Hall, Lounge, Dining room/bedroom 4, Spacious breakfasting kitchen, 3 Double bedrooms, Shower room. Double glazing. Oil fired central heating. Beautiful, well maintained gardens to front, side and rear. Garage. Driveway. . Potential for attic conversion. Neatly presented throughout. Modern decor. Excellent family home. EPC - E. Council Tax - F. Freehold.

## LOCATION

Strathmore Drive is a highly desirable cul-de-sac setting located off Halbeath Road which is approximately 1 mile from Dunfermline city centre. Dunfermline is just five miles from the Queensferry Crossing and the Forth Road Bridge, Dunfermline was once Scotland's capital and the birthplace of seven Kings. World famous for its Abbey, Robert the Bruce and Shakespeare's Macbeth, today it is a thoroughly modern and convenient City much favoured by commuters to Edinburgh (17 miles) and Glasgow (40 miles). It has an excellent shopping centre, a number of good schools and numerous leisure activities. The famous Carnegie Theatre, as well as a multi screen cinema, parks, leisure centres and a number of private health clubs are all within the immediate vicinity. Five's championship golf courses and fine sandy beaches are within a short drive (St. Andrews 40 miles). The M90 is readily accessible and there are two excellent main line rail stations, as well as a 'Park and Ride' link at Halbeath and Inverkeithing. This property is located within walking distance to Queen Margaret railway station, Queen Margaret Hospital and local restaurant/bars.

## PROPERTY - DETACHED BUNGALOW

- Entrance hall
- Lounge
- Breakfasting kitchen
- 4 Double bedrooms
- Shower room (recently upgraded)
- Double glazing
- Oil fired central heating
- Lovely gardens to front, side and rear
- Garage
- Driveway
- Superb family home
- Very flexible accommodation
- Potential for attic conversion
- Convenient location
- Internal viewing highly recommended

## ACCOMMODATION

### Entrance Vestibule

With door to hall.

### Hall

With doors to all the apartments.

### Lounge 4.90 m x 4.10 m / 16'1" x 13'5"

This is a well proportioned lounge. Fireplace. Front.

### Breakfasting Kitchen 4.60 m x 3.20 m / 15'1" x 10'6"

The kitchen is also well proportioned. Door to rear hall. Side.

### Rear Hall

Door to garden.

### Bedroom 1 4.90 m x 4.30 m / 16'1" x 14'1"

The main bedroom is superbly proportioned. Large corner bay window. This room could easily lend itself for use as another public room. Front.

### Bedroom 2 4.00 m x 3.40 m / 13'1" x 11'2"

Another good sized double bedroom. Rear.

### Bedroom 3 3.40 m x 3.30 m / 11'2" x 10'10"

The third bedroom is also of double proportions. Rear.

### Bedroom 4 4.10 m x 3.00 m / 13'5" x 9'10"

Another great sized double bedroom. Front.

### Shower Room 2.00 m x 1.90 m / 6'7" x 6'3"

This is a very stylish shower room which has been upgraded with a modern white suite. Rear.

### Gardens

This property features beautiful, well maintained areas of garden ground to the front, side and rear.

### GARAGE/DRIVEWAY

There is a single garage accessed via concrete driveway.

### HEATING

Oil fired central heating.

### GLAZING

Double glazing.

### EXTRAS

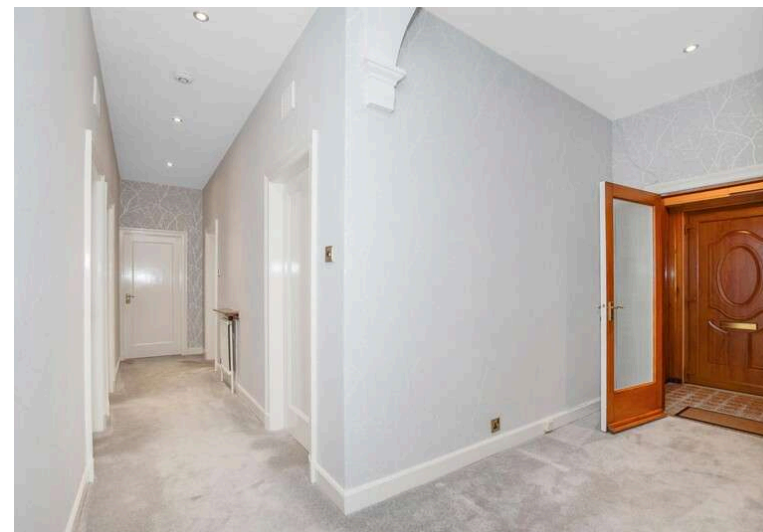
All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

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

### SOLD AS SEEN

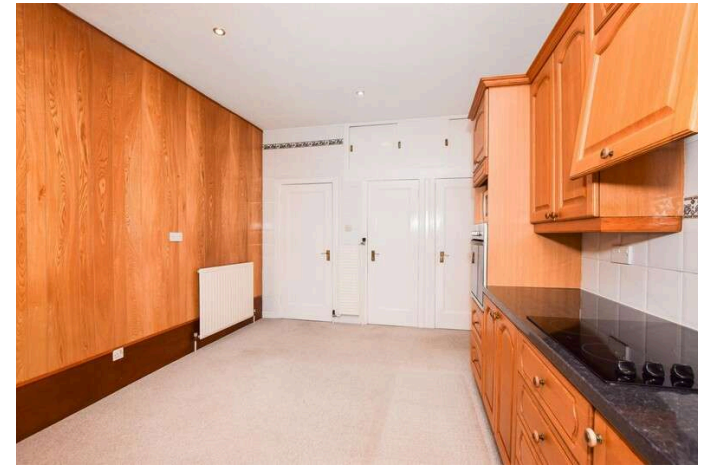
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other systems within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees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



















## VIEWING

Contact Ross & Connel on 01383 721156.

## OFFERS

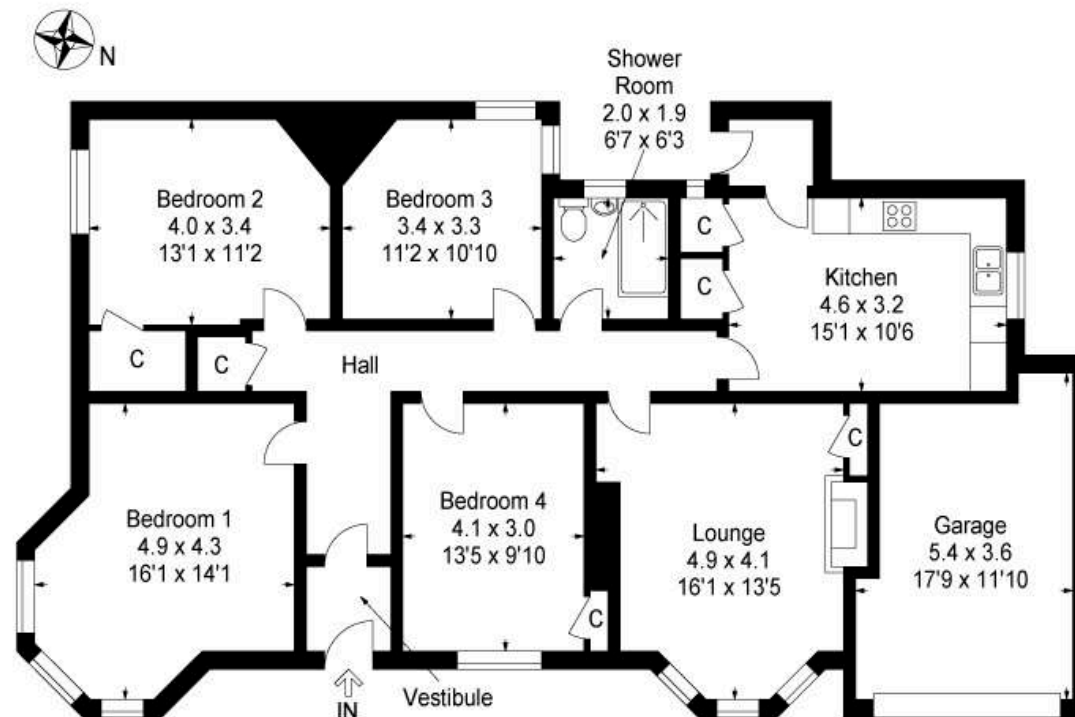
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## 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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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)



vistaBee

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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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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