

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



51 Craigston Park, Dunfermline, KY12 0XZ
Offers Over £375,000



Well proportioned detached villa enjoying a pleasant location within much sought after residential development close to City centre and railway station. Entrance Vestibule, Hall, Downstairs WC, Spacious lounge, Dining room, Kitchen with family area, Utility room, 5 Bedrooms (2 with en-suite shower rooms), Family bathroom. Gardens to front and rear. Double garage and double driveway. Ideal family home. Requires some modernisation and upgrading. EPC - C. Council tax - G. Freehold.

LOCATION

Dunfermline is a historic City and is the largest in Fife, popular with commuters and within easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA and Tesco. The thriving community supports a range of amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Schools, doctors, and convenience shops are all within walking distance. Queen Margaret Railway Station, which provides regular commuting services to Edinburgh is also within walking distance, and there are frequent bus services, with a convenient Park and Ride at Halbeath. Schools,

PROPERTY - DETACHED VILLA

- Entrance Vestibule
- Hall
- Lounge
- Dining room
- Breakfasting kitchen with family area
- Utility room
- Master bedroom with en-suite shower room
- 4 Further bedrooms (1 with an en-suite shower room)
- Family bathroom
- Double glazing and gas central heating
- Gardens to front and rear
- Great potential

ACCOMMODATION

Entrance Vestibule

With cloaks cupboard off. Door to hall.

WC

Fitted with a modern white suite.

Hall

This is a spacious hall. Oak doors lead to the WC, lounge and kitchen. Stairs with Oak moulded balustrades and turned spindles leads to the upper level.

Lounge

This is a well proportioned lounge. Double Oak glazed doors leads to the dining room. Front.

Dining Room

This is a good sized dining room. Double Oak glazed doors leads to the kitchen. Rear.

Breakfasting Kitchen

This is a superbly proportioned breakfasting kitchen with family/dining area. Patio doors to gardens. Oak door to utility room. Storage cupboard. Rear.

Utility Room

Fitted with units to match the kitchen. Door to garden. Side.

Landing

With Oak doors to all 5 bedrooms and bathroom. Storage cupboard.

Master Bedroom

This is a superbly proportioned double bedroom. Built in wardrobes. Oak door to en-suite shower room. Front.

Bedroom 2

This is another well proportioned double which also boasts an en-suite shower room. Built in wardrobes. Rear.

En-suite Shower room (2)

Fitted with a modern white suite. Rear.

Bedroom 3

The third double bedroom is has a built in wardrobe. Rear.

Bedroom 4

The fourth bedroom is also of double proportions and has a built in wardrobe. Front.

Bedroom 5

The fifth bedroom is a good size. Rear.

Bathroom

The family bathroom is well proportioned and boasts built in storage cupboards. Front.

Gardens

There are areas of garden ground to the front and rear.

GARAGE/DRIVEWAY

There is a double integrated garage accessed via a Monoblock driveway,

HEATING

Gas central heating. Boiler was replaced approx. 3 years ago.

GLAZING

Double glazing.

EXTRAS

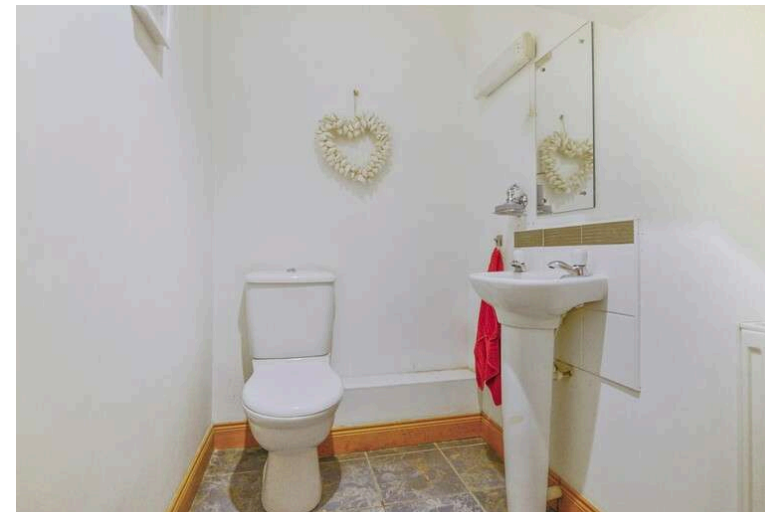
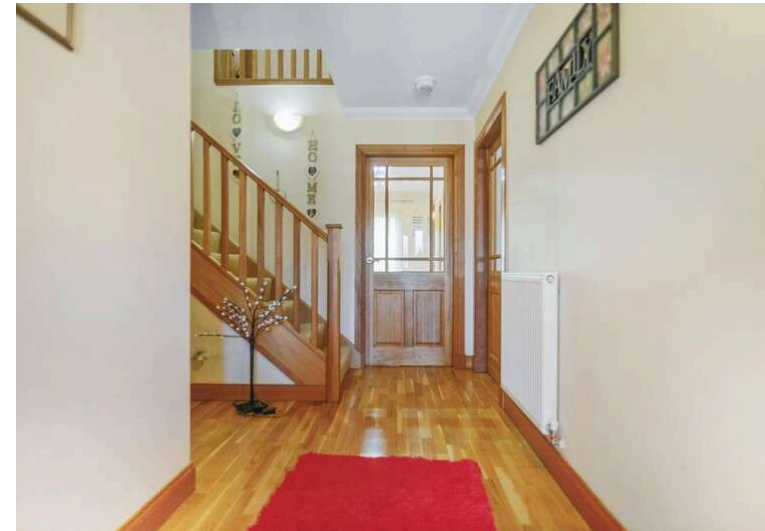
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

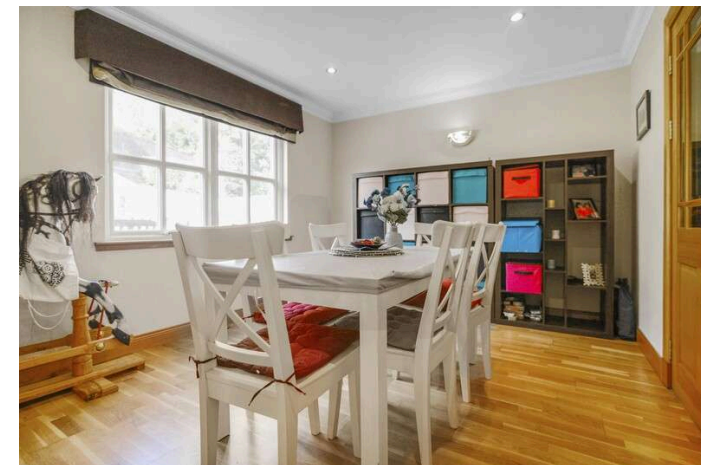
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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 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

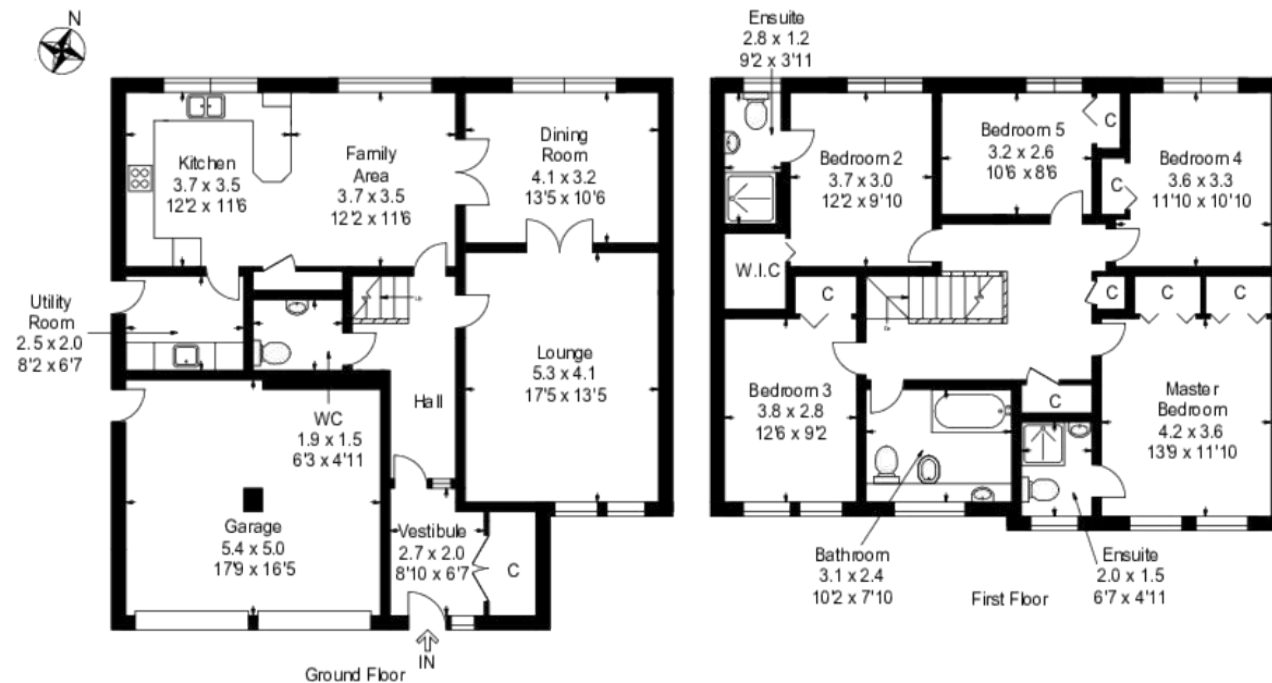
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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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 dimensions 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. (10/10/27)

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