

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**8 Tirran Drive, Dunfermline, KY11 8JG**

**Fixed Price £314,000 (Home Report - £320,000)**



Well presented detached executive villa in sought after estate with direct access to the motorway network and located within walking distance to local Primary school. Entrance hall, Lounge, Dining room, Conservatory, Breakfasting kitchen, Downstairs WC, Landing, Master Bedroom (En-suite shower room), 3 Further bedrooms (1 with en-suite shower room). Family bathroom. Attractive gardens (Hot Tub included). Driveway leads to integral single car garage. Double glazing. Gas central heating. Essential viewing. EPC - C. Council Tax - F. Freehold.

## LOCATION

Tirran Drive is a perfect area, ideal for families, located on the outskirts of Calais Muir Woods with various supermarkets, restaurants, and leisure facilities within easy access of the property. Fife Leisure Park offers additional amenities including a ten-screen cinema, various coffee shops and additional leisure facilities. Local primary schooling within walking distance and secondary schooling within Dunfermline with bus links available. Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North.

## PROPERTY - DETACHED VILLA

- Entrance Hall
- Downstairs WC
- Lounge
- Dining room
- Conservatory
- Breakfasting Kitchen
- 4 Double bedrooms (2 with en-suite shower rooms)
- Family Bathroom
- Double glazing
- Gas central heating
- Lovely gardens to front and rear
- Garage and driveway
- Modern decor
- Excellent family home in move in condition

## ACCOMMODATION

### Hall

With doors to WC, Lounge and kitchen. Stairs to upper level.

### WC 2.20 m x 1.10 m / 7'3" x 3'7"

Fitted with a white suite. Mid.

### Lounge 5.00 m x 3.20 m / 16'5" x 10'6"

This is a well proportioned lounge which features a bay window. Double doors to conservatory. Front.

### Dining Room 3.30 m x 2.60 m / 10'10" x 8'6"

The dining room is also of good proportions. Door to conservatory.

### Conservatory 4.20 m x 2.90 m / 13'9" x 9'6"

This is superbly proportioned conservatory is a lovely addition to any family home. Door to garden.

### Breakfasting Kitchen 5.20 m x 3.30 m / 17'1" x 10'10"

Fitted with modern floor and wall units. Door to garden and garage. Rear.

### Landing

with doors to 4 bedrooms and bathroom.

### Master Bedroom 4.40 m x 3.70 m / 14'5" x 12'2"

This well proportioned double bedroom which benefits from two double built in wardrobes. Door to en-suite. Front.

### En-suite Shower room 2.20 m x 1.10 m / 7'3" x 3'7"

Fitted with a modern white suite. Front.

### Bedroom 2 4.90 m x 2.30 m / 16'1" x 7'7"

The second double bedroom also benefits from a built in wardrobe and has en-suite shower room. Front.

### En-suite Shower room 2 2.10 m x 1.20 m / 6'11" x 3'11"

A second en-suite is a real bonus in a modern family home. Side.

### Bedroom 3 3.40 m x 2.50 m / 11'2" x 8'2"

The third bedroom is also of double proportions. Rear.

### Bedroom 4 2.70 m x 1.90 m / 8'10" x 6'3"

This bedroom is currently used as an office. Storage cupboard.

### Bathroom 2.40 m x 1.80 m / 7'10" x 5'11"

The family bathroom is fitted with a modern white suite. Rear.

### Gardens

There are lovely areas of garden ground to the front and rear of the property. The hot tub is included in the sale price however it can be removed if not required.

### GARAGE/DRIVEWAY

Single garage accessed via a Monoblock driveway. There is a utility area within the integrated garage.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the carpets and blinds together with the integrated kitchen appliances are included in the sale price. The Hot Tub is 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.





Light wood upper cabinet with a glass-paned door, containing various kitchen items.

Large window with a white frame, providing a view of the outdoors. A mortar and pestle sits on the windowsill.

A silver toaster sits on the countertop to the left of the sink.

A stainless steel double-basin sink with a chrome faucet, set into a dark grey countertop.

A white paper towel holder mounted on the wall above the countertop.

A gas cooktop with five burners, set into the dark grey countertop.

A tall, stainless steel range hood mounted above the cooktop.

Dark wood upper cabinet mounted on the yellow wall.



A small wooden shelf holding two decorative vases.

A wooden dining table with two black plastic chairs tucked under it.

A white radiator mounted on the yellow wall.











## 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

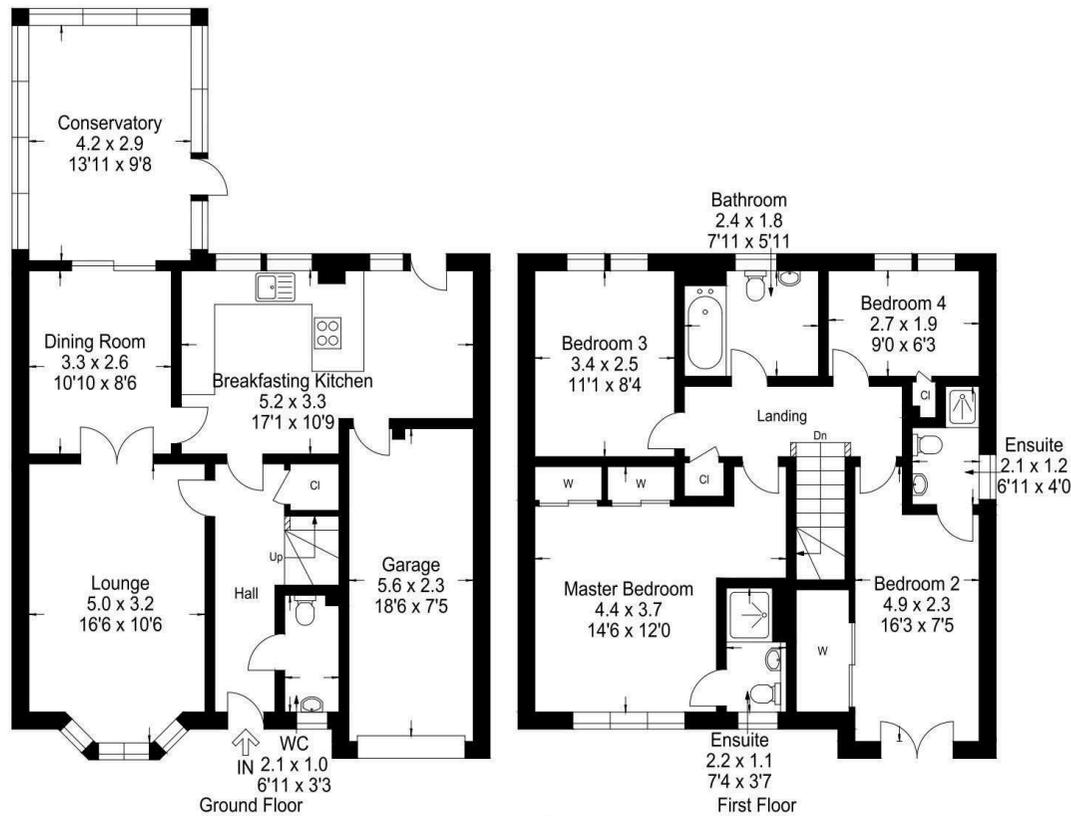
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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 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)  
VistaBee 2024

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