

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



17 Glen Bridge Court, Dunfermline, KY12 8DL
Offers Over £154,950



Beautifully presented mid terraced villa enjoying a quiet setting conveniently located close to schools, City Centre, Pittencreiff Park and transport links. Entrance hall, Lounge/Dining room (French doors to garden), Stylish kitchen, 2 Double bedrooms, Modern bathroom (Shower). Double glazing. Gas central heating. Lovely garden to rear. Ample residents and visitor parking. Stylish decor. Move in condition. Ideal starter/family home. Internal viewing is highly recommended. EPC - C. Council Tax - C. Freehold. EPC Band: C

LOCATION

Glen Bridge Court is located on the south side of Grieve Street in the northwest quarter of Dunfermline and forms part of a long-established residential area that has always been in demand by the discerning purchaser. The subjects are only 10 minutes' walk from the City centre and well placed for accessing all local amenities. The varied attractions of Pittencrieff Park are also close at hand. The local bus and rail stations are easily accessed and provide excellent commuter services whilst the national motorway network can be accessed at junctions 2 or 3 of the M90.

To reach the property from Sinclair Gardens roundabout at the East end of the town centre, proceed in a westerly direction along Carnegie Drive (A994). After approximately ½ mile turn right into Chalmers Street and Grieve Street is 2nd left thereafter. After 50 yards turn left into Glen Bridge Court and No 17 is situated on the where indicated by our 'for sale' board.

PROPERTY - MID TERRACED VILLA

- Entrance Hall
- Lounge/Dining room (French doors to garden)
- Stylish kitchen
- 2 Double bedrooms
- Modern bathroom
- Double glazing
- Gas central heating
- Attractive gardens
- Parking
- Pleasant location
- Stylish decor
- Great starter/family home

ACCOMMODATION

Hall

With doors to the Lounge and Kitchen. Stairs to upper level. Understairs storage cupboard.

Lounge/Dining room 4.90 m x 3.80 m / 16'1" x 12'6"

This is a lovely, well proportioned and bright lounge/Dining room. French doors to garden. Rear.

Kitchen 3.40 m x 2.60 m / 11'2" x 8'6"

This is a very stylish kitchen well fitted with modern floor and wall storage units. Front.

Landing

With doors to 2 bedrooms and bathroom. Storage cupboard.

Bedroom 1 3.40 m x 3.10 m / 11'2" x 10'2"

This is a lovely, bright and good sized double bedroom which enjoys the benefit of a built in wardrobe. Storage cupboard. Front.

Bedroom 2 3.80 m x 3.50 m / 12'6" x 11'6"

Another well proportioned double bedroom. Rear.

Bathroom 2.50 m x 1.20 m / 8'2" x 3'11"

Fitted with a modern white suite with a shower set over the bath. Contemporary sink unit set in a vanity unit with storage cupboard and fitted mirror. Attractive wet wall panelling. Mid.

Gardens

This property enjoys an attractive area of garden ground to the rear which has been paved for ease of maintenance. Enclosed by fencing.

PARKING

There is ample parking to the front of the property.

HEATING

Gas central heating.

GLAZING

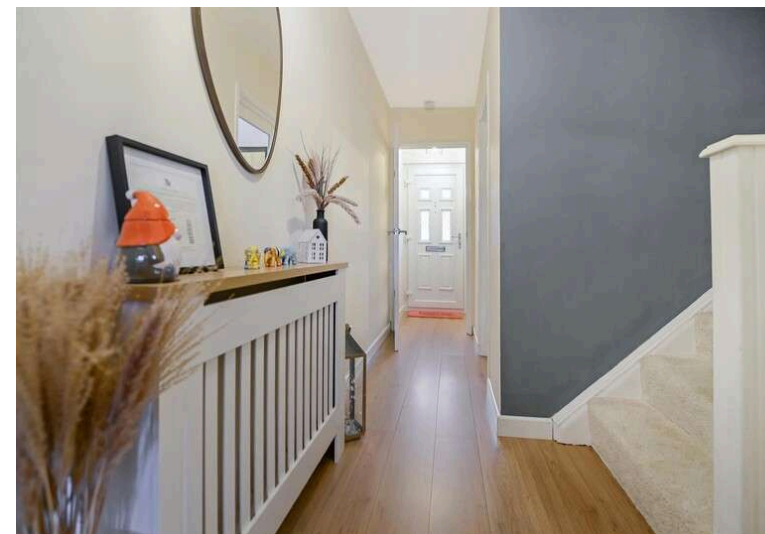
Double glazing.

EXTRAS

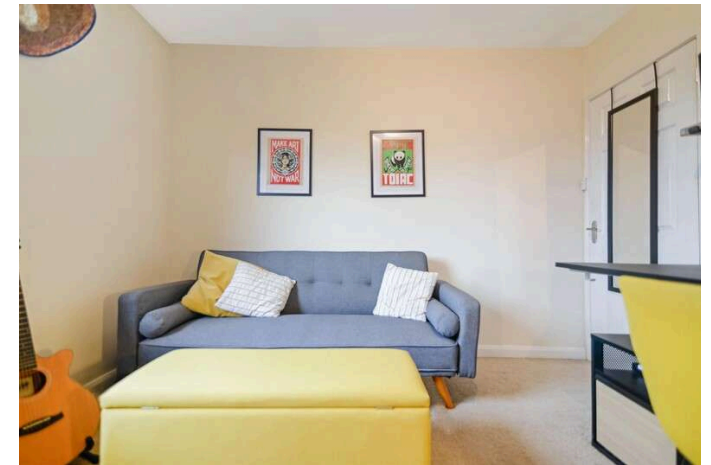
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

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













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

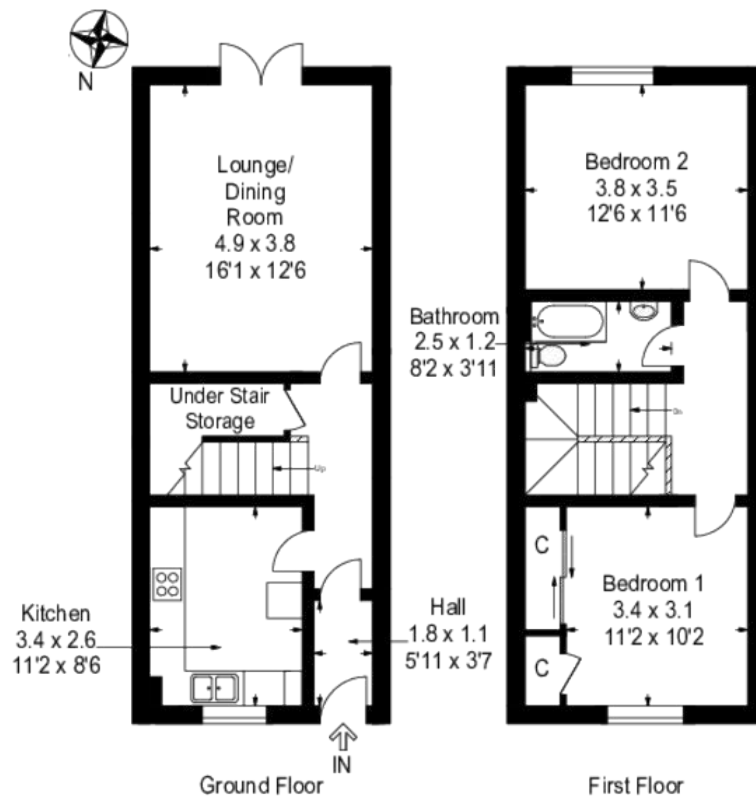
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www.rossconnel.co.uk

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)

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