

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers.*



**7 St. Johns Place, Dunfermline, KY12 7TA**  
**Offers Over £179,950**





**Semi detached villa enjoying an attractive, quiet cul-de-sac location within the much sought after area of Garvock.**

**Entrance hall, Lounge, Family room, Dining room Kitchen, Shower room, 2 Bedrooms. Double glazing. Gas central heating. Gardens to front and rear. Garage. Driveway. Ideal family home. Great potential. Popular property type. Requires some modernisation. EPC - D. Council Tax - D. Freehold**





### LOCATION

St Johns Place is within walking distance of Dunfermline City 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 City. The local railway stations provide regular services to Edinburgh with inter city 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 - SEMI DETACHED VILLA

- Entrance hall
- Lounge
- Dining room
- Family room
- Kitchen
- Shower room
- 2 Bedrooms
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage with long driveway
- Great potential

### ACCOMMODATION

#### Hall

With door to lounge, kitchen and shower room. Stairs to upper level.

#### Lounge 4.80 m x 3.60 m / 15'9" x 11'10"

This is a good size lounge. Archway to family room. Front.

#### Dining Room

This is a great addition to this family home and could be used as a dining room or family room. Open plan to kitchen area. Door to rear garden. Rear.

#### Family room 3.90 m x 2.60 m / 12'10" x 8'6"

This is a very flexible room that can be used for a variety of purposes. Arch to dining room. Mid.

#### Kitchen 3.30 m x 2.70 m / 10'10" x 8'10"

Fitted with floor and wall storage units. Mid

#### Shower Room

This is a well proportioned wet floor shower room fitted with a white suite and has wet wall panelling. Side

#### Landing

With doors to 2 bedrooms. Storage cupboard.

#### Bedroom 1 4.20 m x 3.30 m / 13'9" x 10'10"

A well proportioned double bedroom which enjoys the benefit of two double built in wardrobes. Front.

#### Bedroom 2 3.00 m x 2.70 m / 9'10" x 8'10"

Rear.

#### Gardens

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

#### GARAGE/DRIVEWAY

There is a single garage accessed via long driveway offering parking for several cars.

#### HEATING

Gas central heating.

#### GLAZING

Double glazing.

#### EXTRAS

All the 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

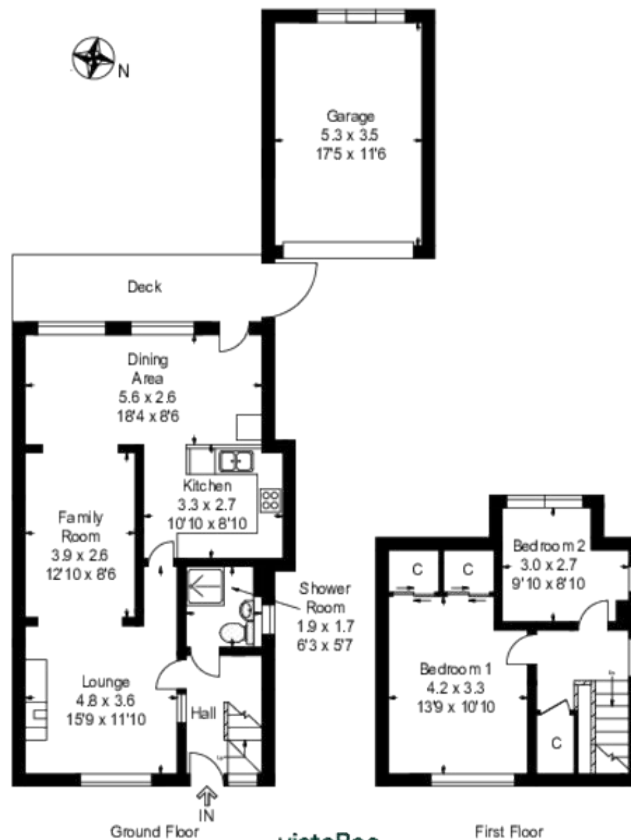
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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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 are taken through cupboards and doors to wall surface where possible or to surfaces indicated by arrows. (D 11/0027)

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