

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

59 Garvock Hill, Dunfermline, KY12 7UR
Offers Over £320,000



Beautifully presented and extended detached villa with double garage and ample parking offering superb family accommodation in the much sought after of Garvock. Entrance vestibule, Hall, Downstairs WC, Beautiful lounge/dining room (Feature fireplace), Stylish breakfasting kitchen, Family room (French doors to garden), Utility room, Basement storage accommodation, 3 Double Bedrooms, Dressing room/Bedroom 4, Bathroom (Separate shower). Gas central heating. Double glazing. Most attractive gardens to front and rear (decking). Superb family home in move in condition. Fully modernised to an excellent standard. Credit to owners. Rarely available. Well maintained. Pristine decor. Internal viewing is a must! EPC - C. Council tax - E. Freehold.

LOCATION

Garvock Hill 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 town. The local railway stations provide regular services to Edinburgh with intercity 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 - EXTENDED DETACHED VILLA WITH DOUBLE GARAGE

- Entrance Vestibule
- Hall
- Downstairs WC
- Beautiful lounge/dining room
- Stunning breakfasting kitchen
- Family room (french doors to garden)
- Utility room
- Basement storage room
- 3 Double bedrooms
- Dressing room/Bedroom 4
- Bathroom with separate shower compartment
- Double glazing
- Gas central heating
- Most attractive gardens to front and rear - decking
- Double garage and parking to rear

ACCOMMODATION

Entrance Vestibule

With door to Hall.

Hall

With doors leading to the WC, Lounge/Dining room and Kitchen. Understairs storage cupboard.

Downstairs WC 2.30 m x 0.90 m / 7'7" x 2'11"

Recently refitted with a modern white suite.

Lounge/Dining room 7.9 m x 3.4 m / 25'11" x 11'2"

This is a stunning lounge/dining room which features a beautiful fireplace. Two large windows to front.

Breakfasting Kitchen 5.20 m x 3.20 m / 17'1" x 10'6"

Fitted with contemporary wall and floor units and complementary worktops. Steps lead down to the family room and utility room. Door to Lounge/Dining area. Storage cupboard. Rear.

Family Room 3.50 m x 2.30 m / 11'6" x 7'7"

This is a superb addition to this family home and can be used for a variety of purposes. Steps lead down to the utility room. French doors and single door to garden. Rear.

Utility Room 3.90 m x 4.30 m / 12'10" x 14'1"

Fitted with modern base storage units and worktops. Plumbed for washing machine. Door to Basement storage area.

Basement Storage area 4.30 m x 2.80 m / 14'1" x 9'2"

This is a very handy storage area. With light. Houses gas boiler.

Landing

With doors to 4 bedrooms and Bathroom.

Bedroom 1 3.70 m x 3.40 m / 12'2" x 11'2"

This is a beautifully presented and well proportioned double bedroom which benefits from fitted wardrobes. Front.

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

This bright second double bedroom also boasts a fitted wardrobe. Front.

Bedroom 3 3.40 m x 2.00 m / 11'2" x 6'7"

Another bright bedroom.

Dressing room/Bedroom 4 3.1 m x 2.1 m / 10'2" x 6'11"

This lovely, bright bedroom is currently configured as a dressing room with fitted wardrobes but could easily be restored to a bedroom. The room features a Juliette Balcony. Front.

Bathroom 2.20 m x 2.10 m / 7'3" x 6'11"

Fitted with a white suite incorporating a corner bath and separate shower compartment. Extensive tiling. Rear.

Gardens

This property has lovely, well maintained areas of garden ground to the front and rear. The front garden comprises chipped areas and well stocked low maintenance borders. The larger rear garden boasts a raised decked area with balustrade glass panelled. Decked path leading to a further decked sitting area. Well maintained lawn. Access to garage and parking area.

GARAGE/DRIVEWAY

There is a double garage and driveway located to the rear of the property easily accessed from Garvock Terrace.

HEATING

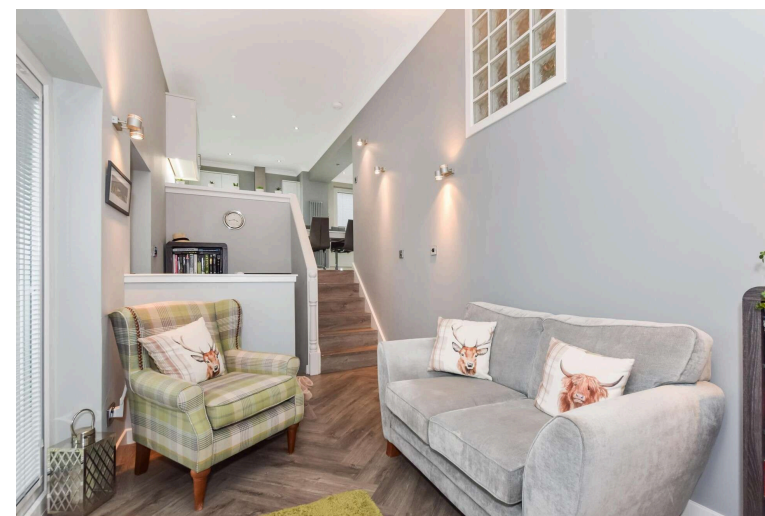
Gas central heating.

GLAZING

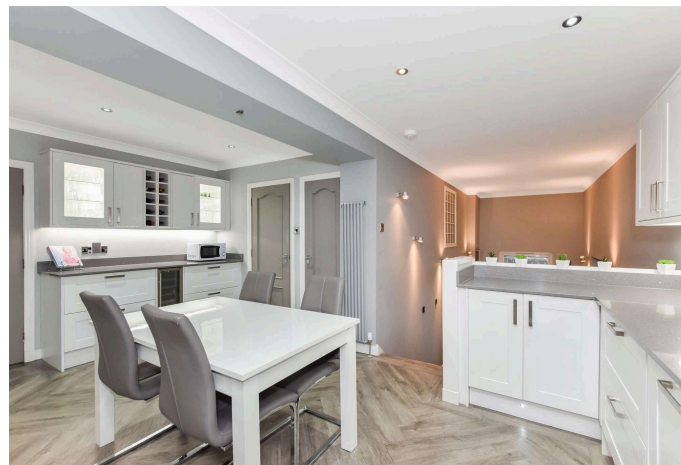
Double glazing.

EXTRAS

All the fitted carpets, blinds and integrated kitchen appliances are included in the sale price.













VIEWING

Contact Ross & Connel on [01383 721156](tel:01383721156)

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling [01383 721156](tel:01383721156) or faxing [01383 721150](tel:01383721150).

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](tel:01383721156)

HOME REPORT

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: [01383 721156](tel:01383721156) | Fax: [01383 721150](tel:01383721150)
Email: lsmith@ross.connel.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 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. (10/11/2027)

VistaBee © 2024

espc



rightmove

s1homes.com

Find us on Facebook