



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

20 Whyte Walk, Dunfermline, KY11 4UT
Offers Over £119,950



Immaculately presented mid terraced villa offering superb family accommodation in a popular residential area. Entrance Hall, Lounge, Dining room (Patio doors to garden), Attractive kitchen, Family room/Bedroom 3 (French doors to garden), 2 Further bedrooms, Stylish shower room. Double glazing. Gas central heating. Attractive, easy maintenance gardens to front and rear. Ample residents parking. Modern decor. Well maintained. Well proportioned. Flexible accommodation. Move in condition. EPC - TBC. Council Tax - TBC. Freehold.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City. Dunfermline is located approximately five miles from the Forth Road bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national. This property is very conveniently located within walking distance to the Touch Primary school and Queen Margaret Railway station.

PROPERTY - MID TERRACED VILLA

- Entrance Hall
- Extended lounge
- Dining room
- Attractive Kitchen
- Family room/Bedroom 3
- 2 Further double bedrooms
- Shower room (Wet wall panelling)
- Double glazing
- Gas central heating
- Lovely, easily maintained gardens to front and rear
- Ample parking to rear
- Modern decor

ACCOMMODATION

Hall

With doors to Lounge, kitchen, family room/bedroom 3. Stairs to upper level. Understairs storage cupboard.

Lounge 6.00 m x 3.10 m / 19'8" x 10'2"

This is a lovely, bright lounge, which has benefited from an extension creating a well proportioned family space for relaxing. Arch to dining room. Attractive feature fireplace. Rear.

Dining Room 6.00 m x 3.10 m / 19'8" x 10'2"

Another good sized room. Patio door to garden. Rear.

Kitchen 3.30 m x 3.10 m / 10'10" x 10'2"

This is a lovely, good sized kitchen which is well fitted with modern floor and wall units. Front.

Family room/Bedroom 3 3.60 m x 3.10 m / 11'10" x 10'2"

This room is currently used as a family room, however it offers use as a third double bedroom. Front.

Landing

With doors to 2 bedrooms and shower room.

Bedroom 1 4.00 m x 3.20 m / 13'1" x 10'6"

This is a great sized double bedroom, which enjoys the benefit of double built in wardrobe with sliding doors. Rear.

Bedroom 2 4.00 m x 3.20 m / 13'1" x 10'6"

The second bedroom is also of good double proportions. Rear.

Shower Room 2.20 m x 2.00 m / 7'3" x 6'7"

The shower room has recently been upgraded with a white suite incorporating a shower set and a contemporary shower enclosure. Attractive wet wall panelling. Front.

Gardens

There are lovely areas of garden ground to the front and rear. The rear garden comprises two areas of artificial lawn, attractive well stocked planters constructed from sleepers. Fully enclosed.

PARKING

There is ample parking to the rear of the property.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

All the fitted carpets and blinds together with the kitchen appliances and the garden shed 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, appliances, 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

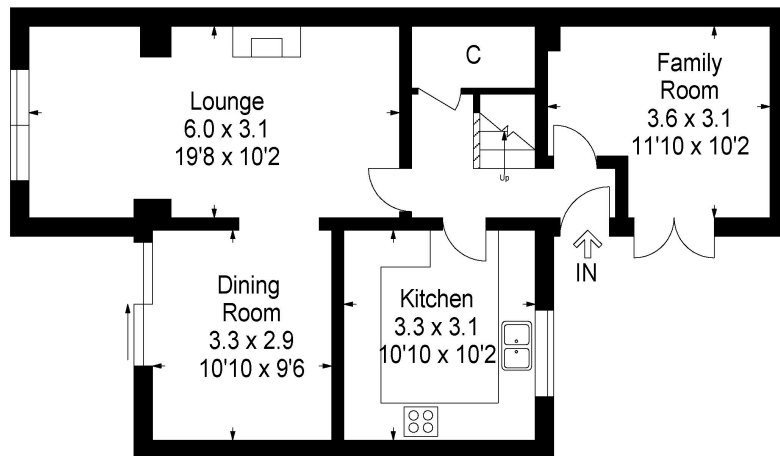
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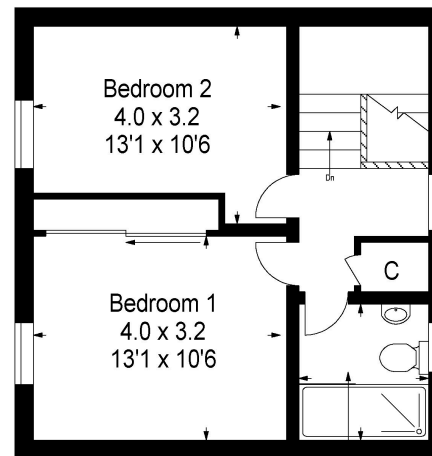
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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Ground Floor



First Floor

Shower Room
2.2 x 2.0
7'3" x 6'7"

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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