



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

36 Whirlbut Street, Dunfermline, KY11 3AA
Offers Over £114,950



Attractive and well proportioned ground floor flat with off street parking and private gardens, enjoying an extremely convenient location close to all local amenities, schools and railway station. Entrance hall, Lounge, Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Large rear garden. Modern decor. Neatly presented. Great starter home in move in condition. Superb location. Sought after area. Ideal first time buyers/buy to let opportunity. EPC - C. Council Tax - A. Freehold.

LOCATION

Whirlbut Street sits within walking distance of Dunfermline's city centre and is conveniently located within minutes walking distance of Dunfermline Railway Station, ideal for commuters with further amenities including Dunfermline's Public Park, an Asda supermarket and various bars and restaurants via Dunfermline city centre. The City 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 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. 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.

PROPERTY - GROUND FLOOR FLAT

- Hall
- Lounge
- Kitchen
- 2 Double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Large gardens
- Off street parking
- Modern decor
- Move in condition
- Sought after location
- Convenient for local amenities
- 5 minutes walk to railway station
- Walking distance to City centre and Pittencreiff Park

ACCOMMODATION

Hall

Doors to lounge, kitchen, 2 bedrooms and bathroom. Storage cupboard.

Lounge 4.05 m x 4.45 m / 13'3" x 14'7"

This is a well proportioned lounge. Front

Kitchen 2.57 m x 3.44 m / 8'5" x 11'3"

This is a bright, attractive kitchen fitted with modern floor and wall units with complementary worktops. Rear.

Bedroom 1 4.04 m x 3.44 m / 13'3" x 11'3"

This is a well proportioned double bedroom which enjoys the benefit of a built in wardrobe. Front.

Bedroom 2 3.69 m x 2.34 m / 12'1" x 7'8"

The second bedroom is also of double proportions. Rear.

Bathroom 2.57 m x 1.60 m / 8'5" x 5'3"

The bathroom is fitted with a modern white suite incorporating an electric shower set in a shower compartment. Rear

Gardens

There are superbly proportioned areas of garden ground to the front, side and rear. The front garden has mainly been given over for off street parking whilst the rear garden is of superb proportions.

DRIVEWAY

There is an area for off street 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

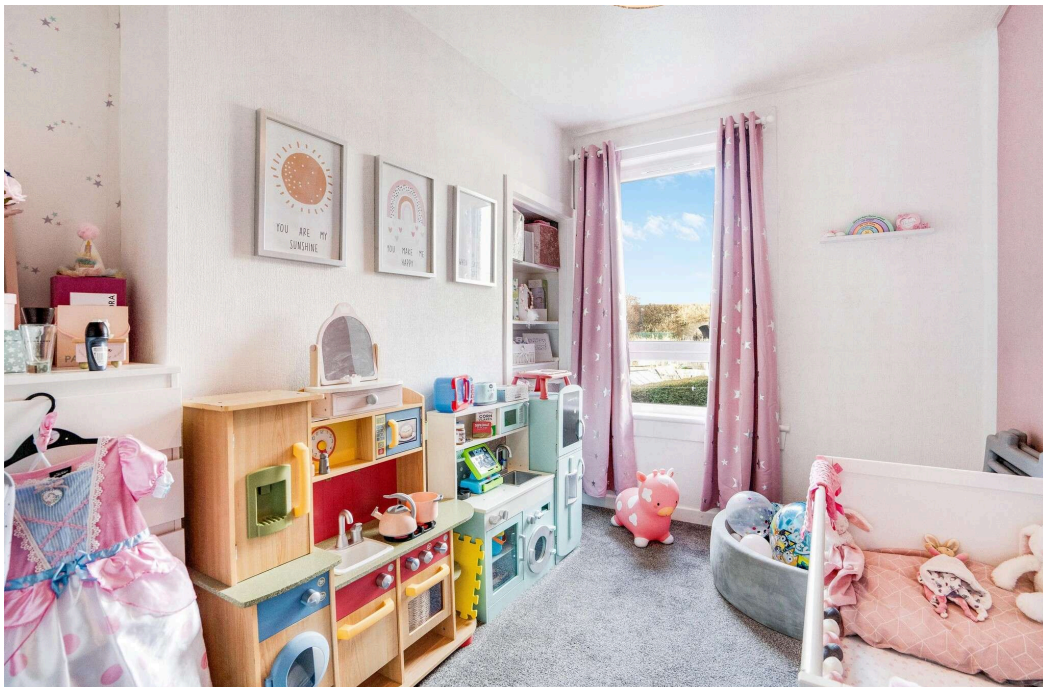
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

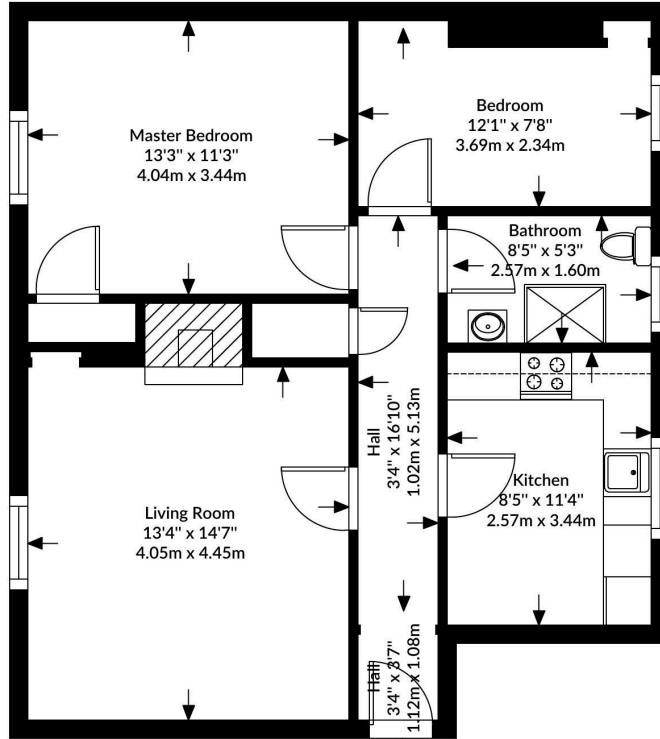












vistaBee



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

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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