

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**15 Lady Nairne Road, Dunfermline, KY12 9YD**  
**Offers Over £159,950**



Well proportioned semi detached villa enjoying a pleasant location within a much sought after residential area. Attractive open aspect to rear. Entrance Hall, WC, Lounge, Breakfasting kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Garage. Driveway. Neatly presented. Ideal starter/family home. EPC - C. Council tax - C. Freehold.

## LOCATION

Dunfermline is a City of considerable historical interest being a former seat of the Kings of Scotland, the birth place of Andrew Carnegie and the final resting place of King Robert the Bruce whose remains are buried in Dunfermline Abbey. Whilst the Abbey and the Palace Ruins, Carnegie's Birthplace and Abbot House reflect much of the historical past of the town, developments in recent years have seen Dunfermline move very much into the modern era whilst still retaining much of its original charm. The amenities in the centre of town are augmented by those found at the excellent Fife Leisure Park and Halbeath Retail Park located adjacent to Junction 3 of the M90 on the eastern periphery of town .Dunfermline is located only 5 miles from the Forth Road Bridge, the southern gateway to Fife, and is therefore particularly popular with commuters to Edinburgh and many other parts of the Central Belt. The town is also ideally located for access to the many areas of natural beauty to be found in Fife and benefits from the full range of social amenities, leisure facilities and educational establishments associated with a modern town. There are good motorway links to Edinburgh, Perth, Dundee and Glasgow whilst the local transport infrastructure includes good commuter services by rail to Edinburgh and all points on The Fife Circle. There is also a wide range of bus services to town and country whilst Edinburgh Airport is only 40 minutes drive.

## PROPERTY - SEMI DETACHED VILLA

- Hall
- Downstairs WC
- Lounge
- Breakfasting Kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage
- Driveway
- Great starter/family home

## ACCOMMODATION

### Hall

With doors leading to the downstairs WC, lounge and kitchen. Stairs to upper level.

### Lounge 3.05 m x 4.41 m / 10'0" x 14'6"

This is a lovely, well proportioned room. Feature fireplace. Front.

### Breakfasting Kitchen 3.73 m x 4.41 m / 12'3" x 14'6"

This 'L' shaped kitchen is bright and fitted with ample floor and wall units. Rear.

### WC 0.87 m x 0.45 m / 2'10" x 1'6"

This is a great addition to any family home. Mid.

### Landing

With doors to 2 bedrooms and shower room.

### Bedroom 1 3.04 m x 3.82 m / 10'0" x 12'6"

This bedroom is of great proportions and enjoys the benefit of full width built in wardrobes. Front.

### Bedroom 2 2.73 m x 3.21 m / 8'11" x 10'6"

The second bedroom is also of double proportions. Rear

### Shower Room 1.71 m x 2.04 m / 5'7" x 6'8"

Fitted with a white suite. Rear.

### Gardens

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

### GARAGE/DRIVEWAY

There is a single detached garage accessed via a tarmac driveway.

### 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.

### 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

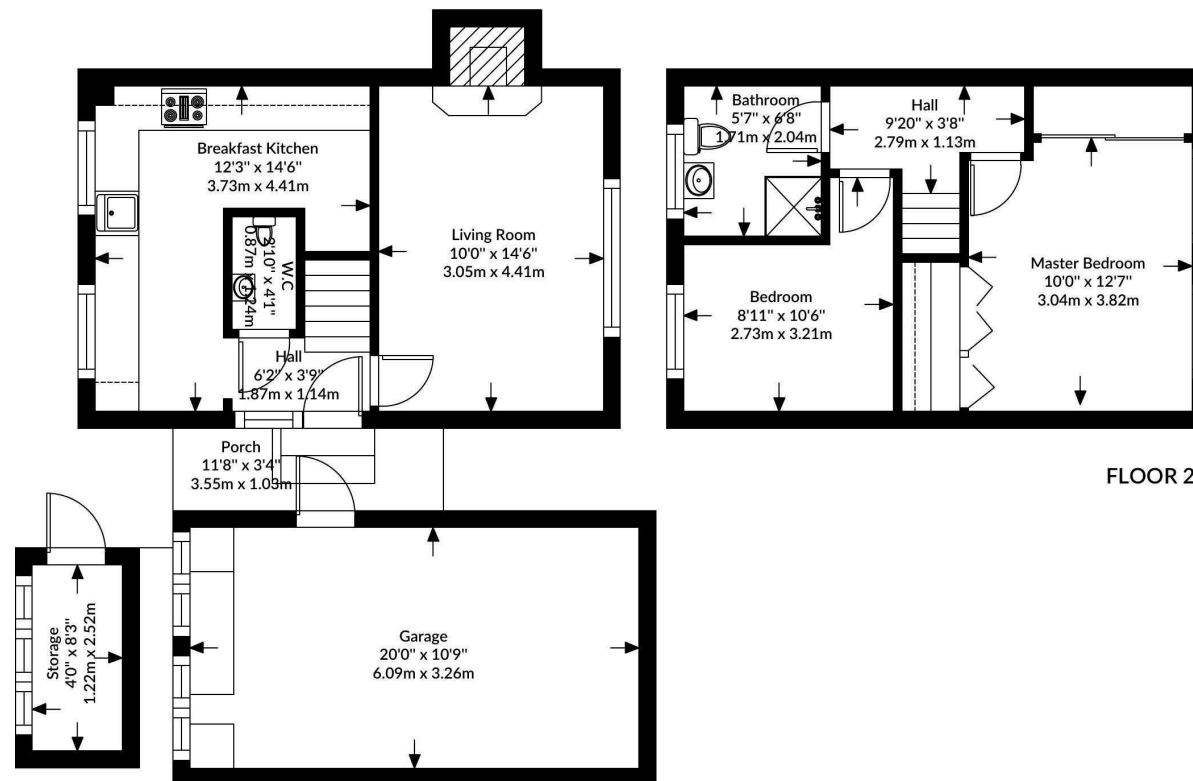
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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FLOOR 1

FLOOR 2

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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