

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**90 Appin Crescent, Dunfermline, KY12 7QS**  
**Offers Over £259,950**





Superb opportunity to acquire this attractive traditional mid terraced villa enjoying an extremely convenient City Centre location and boasting off street parking for many cars, which is very rare in this area. Entrance hall, Lounge, Attractive Kitchen, Large Sun room, 3 Double Bedrooms, Office/Bedroom 4. Upstairs WC. Shower room. Double glazing. Gas central heating. Good sized gardens to front and rear. Drive through carport leads to parking to the rear. Neatly presented. Modern decor. Excellent storage accommodation. Walking distance to City centre, Parks, train and bus stations. EPC - Walking distance to City centre, Parks, train and bus stations. EPC - D. Council Tax - D. Freehold.



## LOCATION

An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt, with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have the Fife Leisure Park which home to a ten-screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. This property is within walking distance to Dunfermline town centre with its shops and bus station, as well as Dunfermline Town and Queen Margaret railway stations and 2 primary schools.

## PROPERTY - MID TERRACED VILLA

- Hall
- Lounge
- Modern kitchen
- Large Sun Room
- 3 Double bedrooms (1 downstairs)
- Shower room
- Office/Bedroom 4
- Upstairs WC
- Neat gardens to front and rear
- Carport with double doors leads through to ample parking to the rear
- Excellent storage accommodation
- Modern decor

## ACCOMMODATION

### Hall

The hall has stairs leading to the upper level and a door leading to the lounge.

### Lounge 2.85 m x 5.36 m / 9'4" x 17'7"

This is a well proportioned lounge, which has an open plan hall area. Understairs storage cupboard. Door to kitchen, bathroom and bedroom 1. Front.

### Kitchen 4.38 m x 2.49 m / 14'4" x 8'2"

The kitchen has been refitted with modern floor and wall units. Door to large sun lounge.

### Sun Lounge

This superbly proportioned sun lounge, is currently used as a second lounge and dining room. Doors to large garden area. Rear.

### Bedroom 1 2.92 m x 5.36 m / 9'7" x 17'7"

This is a superbly proportioned double bedroom, which enjoys the benefit of a built in storage cupboard. Front.

### Landing

With doors to the WC, 2 Bedrooms, Office/Bedroom 4. Large storage cupboards.

### Upstairs WC 1.48 m x 1.05 m / 4'10" x 3'5"

This is a very handy addition to any family home. Fitted with a modern white suite. Mid

### Bedroom 2 3.36 m x 4.18 m / 11'0" x 13'9"

A good sized double bedroom with full width and deep built in storage cupboards (further storage in eaves). Front.

### Bedroom 3 2.85 m x 4.18 m / 9'4" x 13'9"

Another superbly proportioned double bedroom, also with excellent storage accommodation. Front.

### Office/Bedroom 4 2.19 m x 2.46 m / 7'2" x 8'1"

This room is currently be used as an office. Front.

### Shower Room 2.62 m x 2.39 m / 8'7" x 7'10"

This well proportioned shower room has been refitted with a contemporary white suite incorporating a walk in shower compartment. Rear.

### Gardens

There are well proportioned areas of garden ground to the front and rear of the property. A proportion of the rear garden has been given over for additional off street parking for many cars.

### DRIVEWAY

There is a driveway, to a carport with double doors, which leads through the rear garden which offers superb parking for many cars.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the carpets and blinds are included in the sale price.























## 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

## Home Report

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

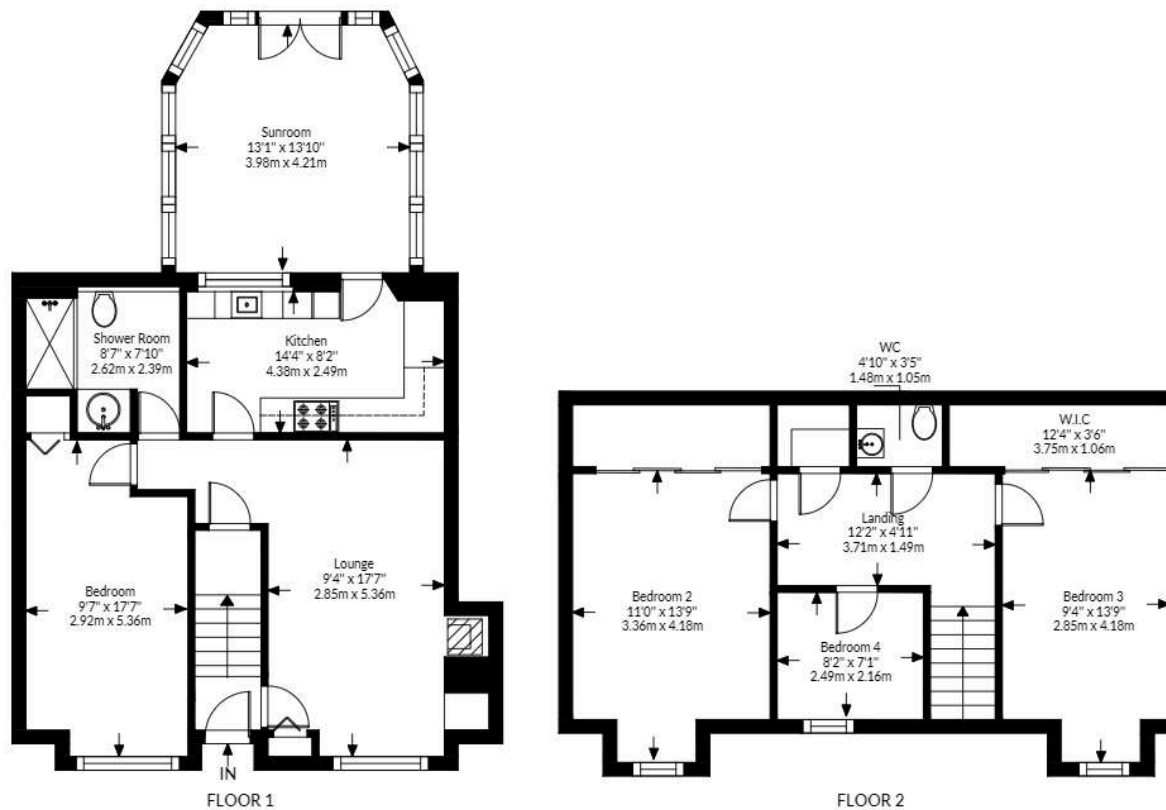
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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) vistaBee 2025

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