

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



14 North Urquhart Place, Dunfermline, KY12 9FE
Offers Over £369,950



Superbly proportioned detached villa offering excellent family accommodation in move in condition and enjoying a most pleasant location within a modern development on the outskirts of Dunfermline City Centre. Spacious entrance Hall, WC, Lounge, Dining room, Large, stylish breakfasting kitchen, Utility room, Family room, Landing, Master Bedroom with en-suite shower room, 4 further Double bedrooms, Family bathroom. Double glazing. Gas central heating. Double garage. Large Monoblock driveway offering parking for several cars. Attractive garden area. Modern decor. Quality flooring. Quality fixtures and fittings throughout. Neatly presented throughout. Generously proportioned apartments. Excellent family home. EPC - B. Council Tax - G. Freehold. EPC

LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honours competition to celebrate the Queen's platinum jubilee. 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, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. 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 - EXECUTIVE DETACHED VILLA

- Hall
- Lounge
- Dining room
- Family room
- Breakfasting kitchen
- Utility room
- Master Bedroom with en-suite
- 4 Further Double bedrooms
- Family Bathroom with separate shower compartment
- Gas central heating
- Double glazing
- Gardens
- Large Monoblock Driveway
- Modern decor
- Move in condition

ACCOMMODATION

Hall

With doors to Lounge, Kitchen, Family room and WC. Stairs to upper level.

Lounge 3.41 m x 5.66 m / 11'2" x 18'7"

Front

Dining Room 3.41 m x 3.13 m / 11'2" x 10'3"

Rear

Breakfasting Kitchen 5.49 m x 3.13 m / 18'0" x 10'3"

Rear

Utility Room 2.06 m x 2.51 m / 6'9" x 8'3"

Rear

Family Room 2.51 m x 3.34 m / 8'3" x 10'11"

Front

Landing

With doors to 5 Double bedrooms and Bathroom

Master Bedroom 3.42 m x 4.34 m / 11'3" x 14'3"

Front

En-suite Shower room 1.87 m x 2.01 m / 6'2" x 6'7"

Front

Bedroom 2 4.46 m x 3.11 m / 14'8" x 10'2"

Rear

Bedroom 3 4.34 m x 3.44 m / 14'3" x 11'3"

Rear

Bedroom 4 3.07 m x 3.91 m / 10'1" x 12'10"

Front

Bedroom 5 2.52 m x 3.66 m / 8'3" x 12'0"

Front

Bathroom 2.47 m x 2.69 m / 8'1" x 8'10"

Rear

Gardens

The front garden has been laid in Monoblock offering ample extra parking. The rear garden comprises an area of lawn and a patio area and is enclosed offering a safe child and pet safe environment.

GARAGE/DRIVEWAY

There is a single accessed via a large Monoblock driveway. Parking for several cars. There is an EV charger.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

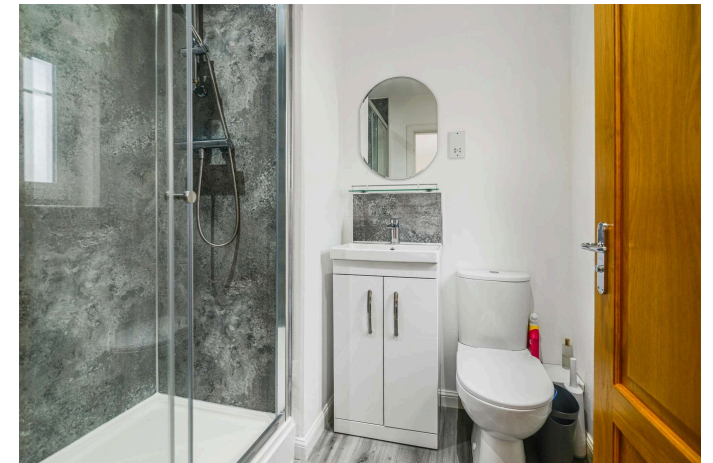
All the fitted carpets and blinds together with the integrated appliances (Fridge/freezer, dishwasher, double oven, hob & hood) are included in the sale price.

HOME REPORT

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













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

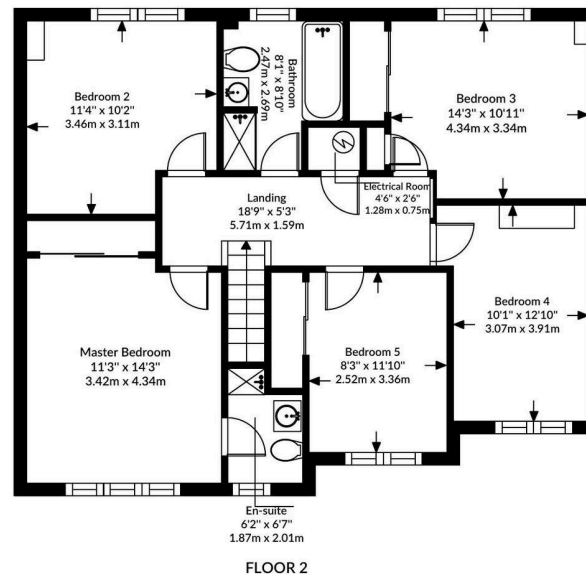
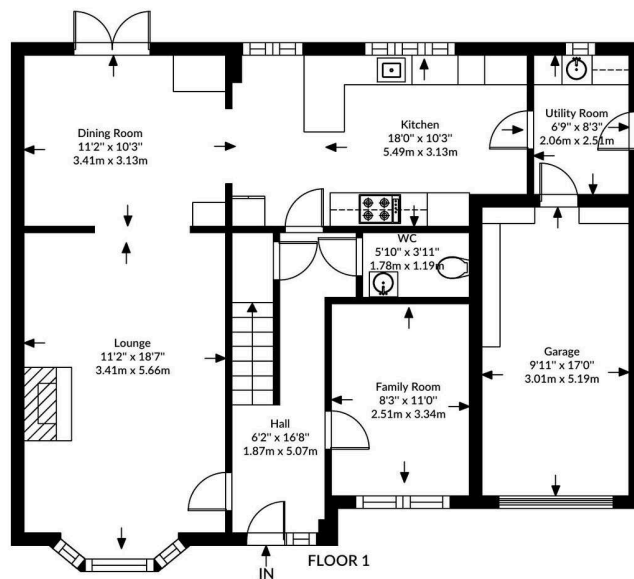
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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

espc



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