

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



139 Pitcorthie Drive, Dunfermline, KY11 8BJ
Offers Over £189,950



Attractive extended semi-detached chalet villa offering bright and well proportioned accommodation located in ever popular estate of Pitcorthie. Entrance hall, Spacious Lounge, Family/dining room, Fitted kitchen, 3 Bedrooms (Built in storage), Shower room. Double glazing. Gas central heating. Neat, easily maintained gardens to front and rear. Garage. Monoblock driveway offering parking for 2 cars. Ideal family home. Popular property type. EPC - TBC. Council tax - TBC. Freehold.

LOCATION

This property is located within the much sought after Pitcorthie estate. 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, 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 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

PROPERTY - SEMI DETACHED VILLA

- Entrance hall
- Spacious Lounge
- Family/dining room
- Fitted kitchen
- 3 Bedrooms (Built in storage)
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage
- Monoblock driveway offering parking for 2/3 cars
- Ideal family home

ACCOMMODATION

Entrance Porch 1.36 m x 2.03 m / 4'6" x 6'8"

With sliding door to lounge.

Lounge 5.13 m x 5.08 m / 16'10" x 16'8"

This is a superbly proportioned lounge. Stairs to upper level. Archway to family/dining room.

Family/Dining Room 3.40 m x 5.08 m / 11'2" x 16'8"

Another well proportioned public room. Door to kitchen. Side.

Kitchen 2.55 m x 4.61 m / 8'4" x 15'1"

Fitted with modern floor and wall units. Door to garden. Rear.

Landing

Doors to 3 bedrooms and shower room. Storage cupboard.

Bedroom 1 4.16 m x 2.96 m / 13'8" x 9'9"

A well proportioned double bedroom. Front.

Bedroom 2 3.37 m x 2.96 m / 11'1" x 9'9"

Another good sized double bedroom. Storage cupboard. Rear.

Bedroom 3 3.12 m x 2.50 m / 10'3" x 8'2"

The third bedroom has a good sized storage cupboard. Front.

Shower Room 1.82 m x 2.02 m / 6'0" x 6'8"

Fitted with a modern white suite. Rear.

Gardens

There are neatly presented areas of garden ground to the front and rear of the property. The front garden has mainly been given over for off street parking. The larger rear garden comprises a patio, areas of lawn and borders for general planting.

GARAGE/DRIVEWAY

There is a single garage accessed via a Monoblock driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

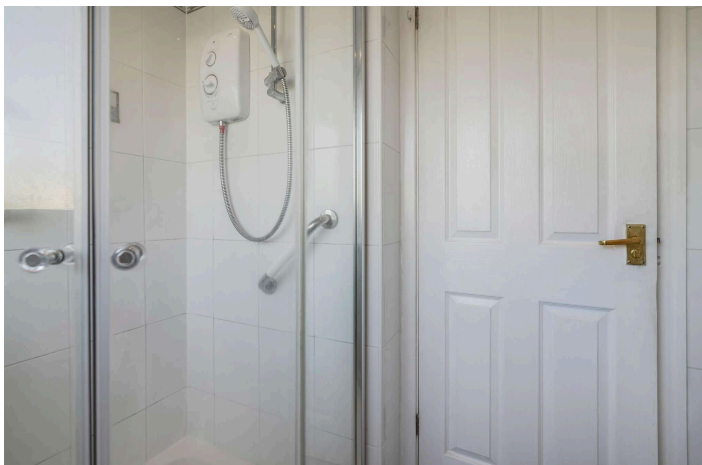
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

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













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

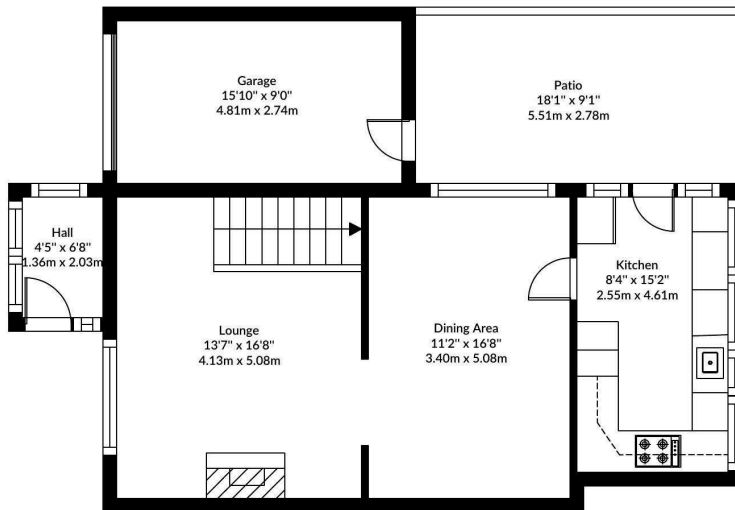
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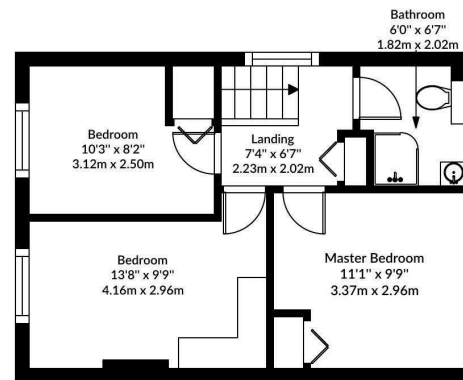
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk



FLOOR 1



FLOOR 2

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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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