

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



8 Kerrisk Drive, Dunfermline, KY11 8RG
Offers Over £210,000



Bright and rarely available detached bungalow attractively located within the ever popular area of Pitcorthie. Entrance hall (storage cupboard off), Lounge (Fireplace), Dining room, Fitted Kitchen, 3 Bedrooms, Conservatory, Shower room. Double glazing. Gas central heating. Lovely, well maintained gardens to front, side and rear. Summerhouse. Garage. Long driveway. Sought after location and property type. Well maintained. Neatly presented throughout. Great potential. Good storage accommodation. Early viewing is recommended. EPC - C. Council tax - D. 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 - DETACHED BUNGALOW

- Entrance Hall
- Lounge
- Dining room
- Conservatory
- Kitchen
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Neatly presented throughout
- Lovely, well maintained gardens to front, side and rear
- Garage
- Long driveway (Parking for 2/3 cars)

ACCOMMODATION

Hall

A replacement front door gives access to the property. Good sized cloaks cupboard. Door to lounge.

Lounge 4.70 m x 3.10 m / 15'5" x 10'2"

This is a good sized lounge. Feature fireplace. Door to dining room. Front.

Dining Room 3.84 m x 2.50 m / 12'7" x 8'2"

With doors to kitchen, bedroom 3 and rear hall. Side.

Kitchen 3.20 m x 3.00 m / 10'6" x 9'10"

Fitted with modern floor and wall units with complementary worktops. Integrated oven and hob. Washing machine and dish washer are included. Door to side.

Bedroom 3 2.40 m x 2.20 m / 7'10" x 7'3"

Side

Rear Hall

With doors to Conservatory, 2 Bedrooms and Shower room.

Bedroom 1 3.70 m x 2.50 m / 12'2" x 8'2"

This bedroom enjoys the benefit of triple built in wardrobes. Rear.

Bedroom 2 2.80 m x 2.60 m / 9'2" x 8'6"

Rear

Shower Room 2.60 m x 1.60 m / 8'6" x 5'3"

Fitted with a modern suite. Basin set in vanity unit with storage cupboards. Side.

Conservatory 2.90 m x 2.70 m / 9'6" x 8'10"

This is a well proportioned conservatory. French doors to garden.

Gardens

There are well proportioned and well maintained areas of garden ground to the front, side and rear which comprise an area of lawn, several patio areas, a decked area and many areas for general planting. The garden is fully enclosed by fencing offering a pet and child safe environment. The rear garden backs onto a grass amenity area and is very private. Summerhouse is included.

GARAGE/DRIVEWAY

There is a single garage with up'n'over door, light and power accessed via a long Monoblock driveway offering parking for several cars.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price together with the washing machine and dishwasher.

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.

EARLY VIEWING IS RECOMENDED











