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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**49 Garvock Terrace, Dunfermline, KY12 7UP**  
**Offers Over £309,950**



Very bright and immaculately presented detached villa offering excellent family accommodation and enjoying a spacious corner plot with beautiful gardens set within a much sought after area of Garvock. Entrance Hall, Lounge, Dining room, Family room/Bedroom 4, Sun room, Attractive breakfasting kitchen, Utility room, 3 Double Bedrooms (one with en-suite WC), Bathroom. Gas central heating. Double glazing. Most attractive gardens to front and rear (decking). Garage and driveway. Superb family home in move in condition. Well maintained throughout. Rarely available. Pristine decor. Internal viewing is a must! EPC - D. Council tax - F. Freehold EPC Band: D

## LOCATION

Garvock Terrace is within walking distance of Dunfermline City centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary Education

## PROPERTY - DEATCHED VILLA

- Much sought after area of Garvock
- Extremely bright accommodation
- Excellent family home in move in condition
- Very flexible accommodation -
- could be 3, 4 or 5 bedrooms if suits
- Immaculately presented
- Pristine decor throughout
- Well proportioned
- Good storage accommodation
- The property and gardens are a credit to the owners

## ACCOMMODATION

### Entrance Hall

With doors to the Lounge, Family room/Bedroom 4 and 2 further bedrooms.

### Lounge 4.40 m x 4.00 m / 14'5" x 13'1"

This is a lovely, well proportioned room. Feature fireplace with living flame gas fire. Doors to dining room and kitchen. French doors to sun room. Rear.

### Dining Room 3.70 m x 3.40 m / 12'2" x 11'2"

Another bright, good sized room, which could also lend itself as a bedroom if required. Rear.

### Sun room 3.50 m x 1.90 m / 11'6" x 6'3"

This is a super addition to any family home. Door to the beautiful gardens. Rear.

### Family room/Bedroom 4 4.1 m x 3.8 m / 13'7" x 12'7"

This beautiful room, which is well proportioned is currently used as a family room but could easily be used as a fourth bedroom if required. Bay window. Front.

### Breakfasting Kitchen 4.00 m x 4.00 m / 13'1" x 13'1"

The kitchen is well fitted with modern floor and walls units with complementary worktops incorporating a breakfasting bar. Stairs to upper level. Door to utility room. Rear.

### Utility Room 2.40 m x 2.20 m / 7'10" x 7'3"

Fitted with modern floor units. Door to garden.

### Bathroom 2.40 m x 2.04 m / 7'10" x 6'8"

The bathroom is a good size and well fitted with a white suite. Extensively tiled. Front.

### Landing

With door to Master Bedroom.

### Master Bedroom 4.50 m x 4.00 m / 14'9" x 13'1"

This is a superbly proportioned bedroom which has a walk in wardrobe and further ample storage accommodation in the eaves space. Attractive outlook. Door to en-suite WC. Front.

### En-suite WC 1.77 m x 1.30 m / 5'10" x 4'3"

Fitted with a white suite incorporating storage accommodation. There is potential to extend and add in a shower compartment. Mid.

### Gardens

One of the main features this property has to offer is the beautiful, well manicured and fully established areas of garden ground to the front, side and rear.

### GARAGE/DRIVEWAY

There is a single with 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.

### INTERNAL VIEWING IS A MUST!













## 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

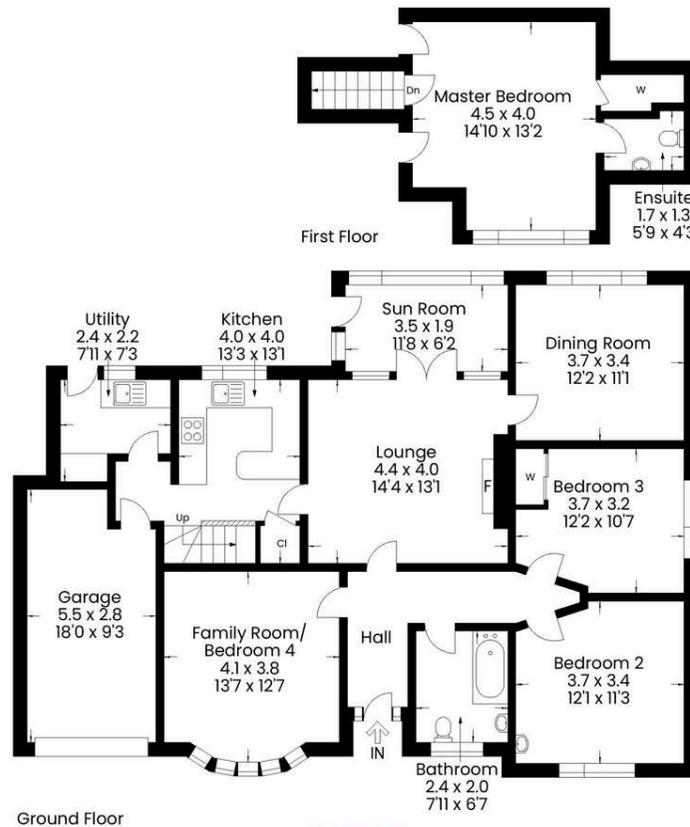
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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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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