



13 Earn Grove, Dunfermline, KY11 4LL
Offers Over £390,000



We are delighted to be marketing this substantial executive detached villa enjoying a quiet, head of cul-de-sac setting within an exclusive development of quality homes within one of Dunfermline's most sought after estates. Entrance vestibule, Spacious hall, Walk in cloaks room, Downstairs WC, Large Lounge (Feature fireplace), Dining room/Bedroom 4, Dining kitchen, Landing, 3 Double bedrooms (with built in wardrobes), Bathroom (Brand new). Double glazing. Gas central heating. Generously proportioned gardens. Double garage with electric door and large driveway. Parking for many cars. Excellent family home. Internal viewing is highly recommended. EPC - D. Council tax - F. Freehold.

LOCATION

Earn Grove is a quiet cul-de-sac situated within one of Dunfermline's most sought after estates.

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 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 town. 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 VILLA

- Rarely available in todays market
- Superbly proportioned accommodation
- Great family home
- Brand new bathroom
- Excellent outdoor space
- Sought after location
- Cul-de-sac setting
- Large plot
- with generously proportioned gardens
- Summerhouse with carpet, light and power
- Double glazing and Gas central heating
- Double garage with large driveway
- Excellent storage accommodation
- Large floored attic with light, power and loft ladder.
- Potential for attic conversion

ACCOMMODATION

Entrance Vestibule

Hall

Lounge 5.10 m x 4.00 m / 16'9" x 13'1"

Dining Room/Bedroom 4 3.84 m x 3.40 m / 12'7" x 11'2"

Dining Kitchen 4.30 m x 3.10 m / 14'1" x 10'2"

Utility Room 2.10 m x 1.90 m / 6'11" x 6'3"

WC 1.90 m x 0.90 m / 6'3" x 2'11"

Bedroom 1 4.90 m x 3.50 m / 16'1" x 11'6"

Bedroom 2 4.00 m x 3.50 m / 13'1" x 11'6"

Bedroom 3 3.60 m x 3.50 m / 11'10" x 11'6"

Bathroom 2.60 m x 1.80 m / 8'6" x 5'11"

Gardens

This property situated on a large corner plot with most attractive gardens to the front, side and rear. Summerhouse. Large garden shed. Fully enclosed by fencing and stone walling offering a pet and child safe environment.

Summerhouse

With carpet, light and power.

GARAGE/DRIVEWAY

Double garage with large driveway offer parking for many vehicles.

HEATING

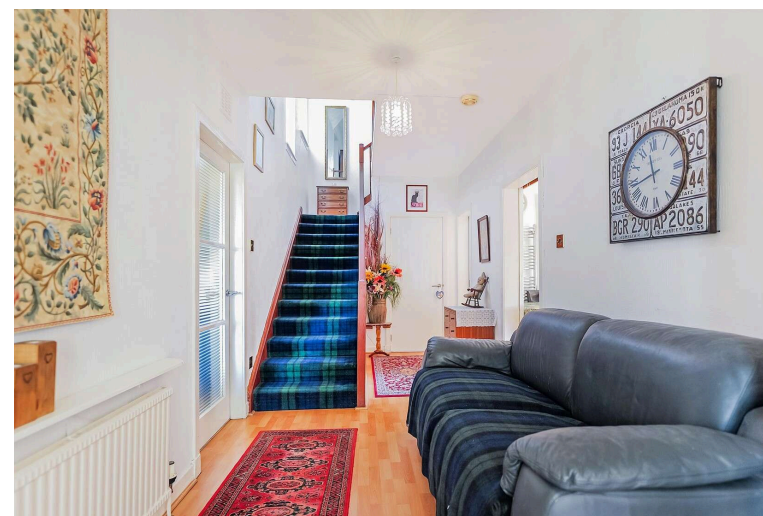
Gas central heating.

GLAZING

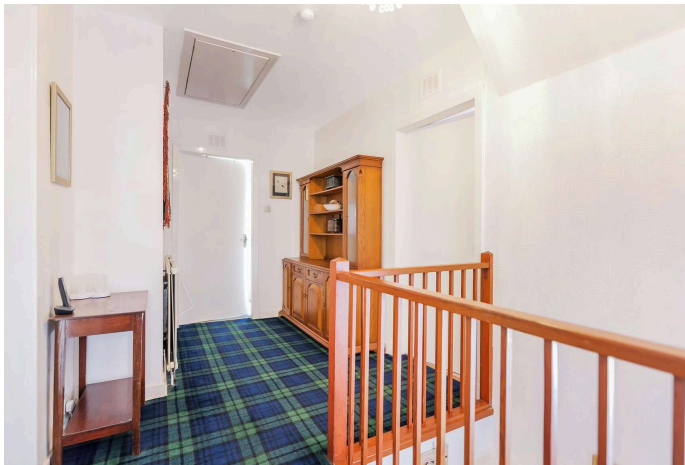
Double glazing.

EXTRAS

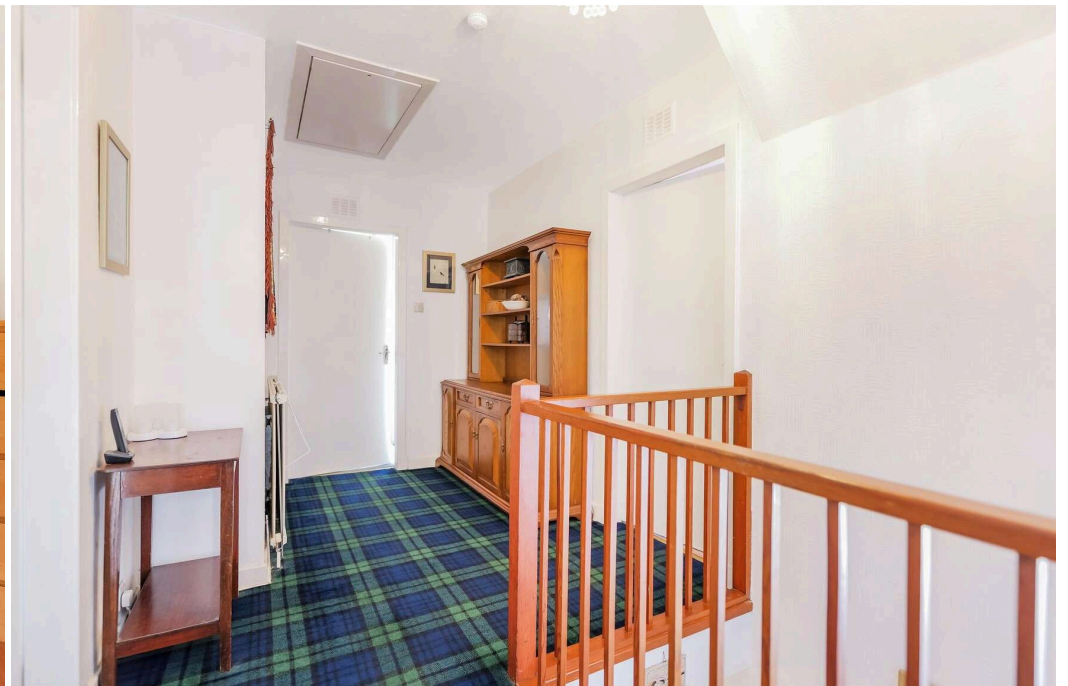
All the fitted carpets and blinds are included in the sale price.













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.

HOME REPORT

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

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

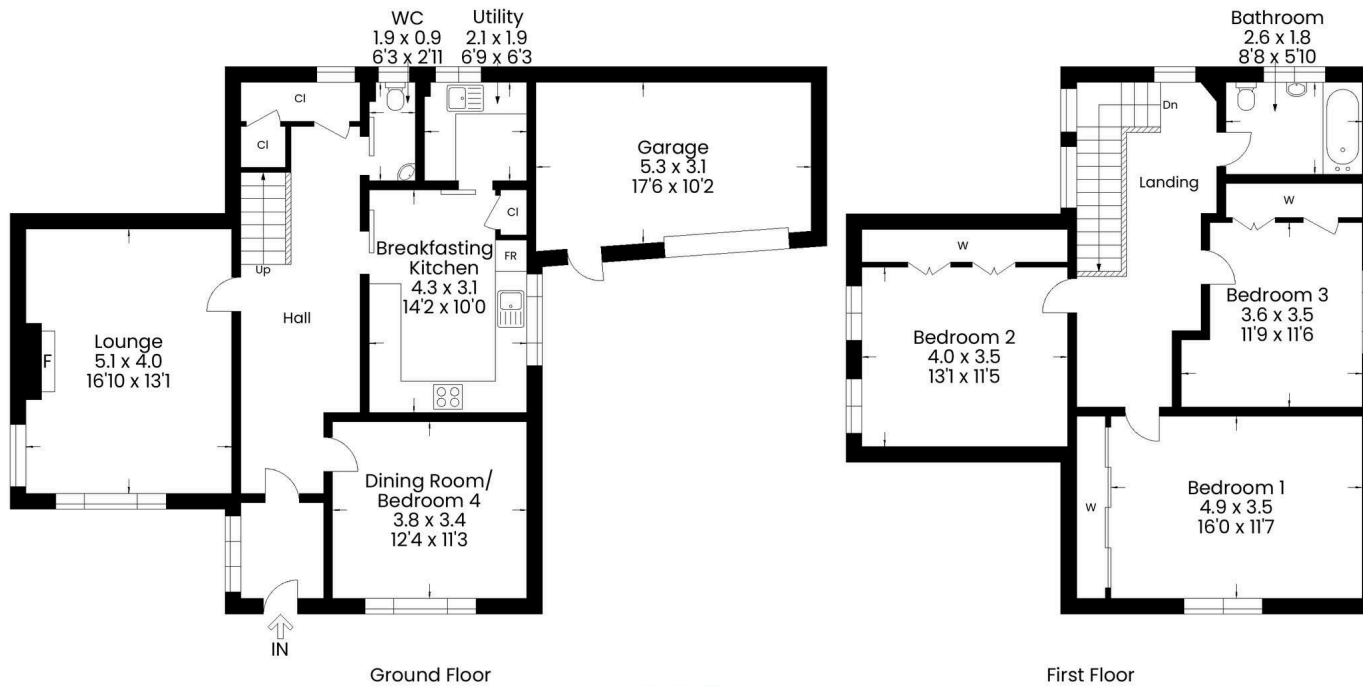
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www.rossconnel.co.uk

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

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