



# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*

**185 Linburn Road, Dunfermline, KY11 4FB**  
**Offers Over £174,950**





Modern mid terraced villa offering excellent family accommodation situated within well established estate close to schooling and local amenities. Entrance hall, Downstairs WC, Spacious Lounge, Breakfasting kitchen (French doors to garden), 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Allocated parking to the rear. Modern decor. Neatly presented. Move in condition. Ideal starter home. EPC - B. Council Tax - D. Freehold.



## LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's 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 - MID TERRACED VILLA

- Convenient location
- Popular property type
- Allocated parking to the rear
- Enclosed garden to rear
- 3 Bedrooms
- Downstairs WC
- Modern decor
- Move in condition
- Ideal family home

## ACCOMMODATION

### Hall 2.79 m x 2.18 m / 9'2" x 7'2"

With doors to the WC and Lounge. Stairs to upper level.

### WC 1.67 m x 0.76 m / 5'6" x 2'6"

Fitted with a modern white suite. Front.

### Lounge 4.57 m x 3.71 m / 15'0" x 12'2"

The lounge is bright and spacious. Understairs storage cupboard. Front.

### Dining Kitchen 4.75 m x 3.65 m / 15'7" x 12'0"

This is a most attractive and well proportioned dining kitchen fitted with modern floor and wall storage units. French doors to garden. Rear.

### Landing 3.11 m x 2.27 m / 10'2" x 7'5"

With doors to 3 bedrooms and bathroom. Storage cupboard.

### Bedroom 1 3.25 m x 3.13 m / 10'8" x 10'3"

A good sized double bedroom which enjoys the benefit of a double built in wardrobe. Front

### Bedroom 2 3.29 m x 2.58 m / 10'10" x 8'6"

Another good sized double bedroom also has a double built in wardrobe. Rear.

### Bedroom 3 3.19 m x 2.95 m / 10'6" x 9'8"

The third bedroom is also a good size. Front.

### Bathroom 2.21 m x 1.94 m / 7'3" x 6'4"

Fitted with a white suite with shower set over the bath. Attractive tiling. Rear.

## Garden

This property enjoys areas of garden ground to the front and rear of the property. The rear garden is fully enclosed offering a pet and child safe environment.

## PARKING

There is an allocated parking space to the rear of the property.

## HEATING

Gas central heating.

## GLAZING

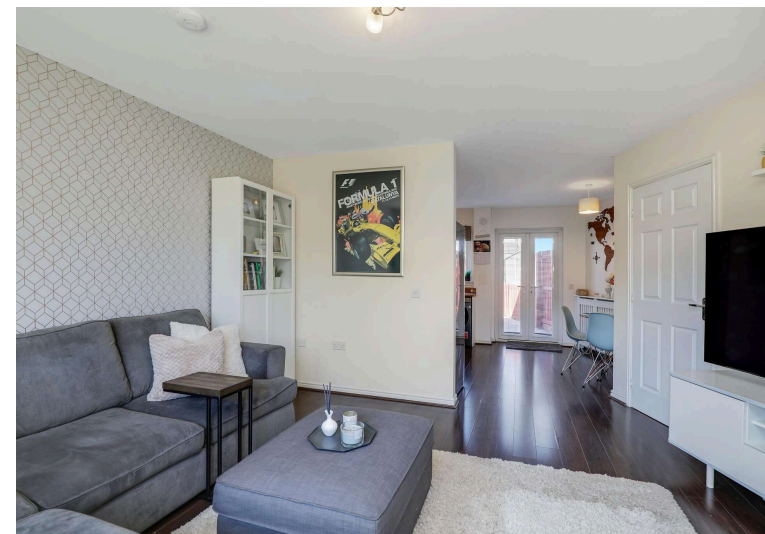
Double glazing.

## EXTRAS

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

## HOME REPORT

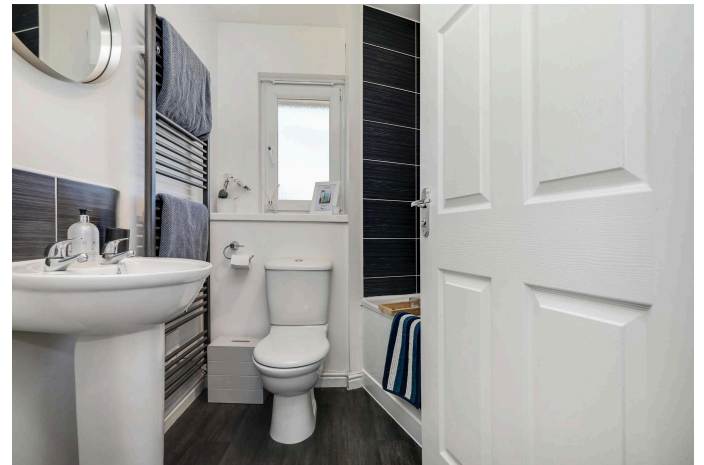
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.











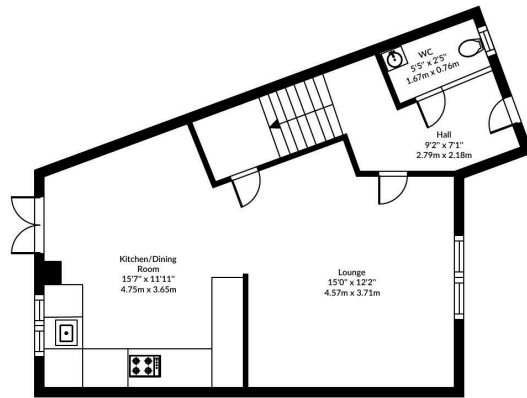




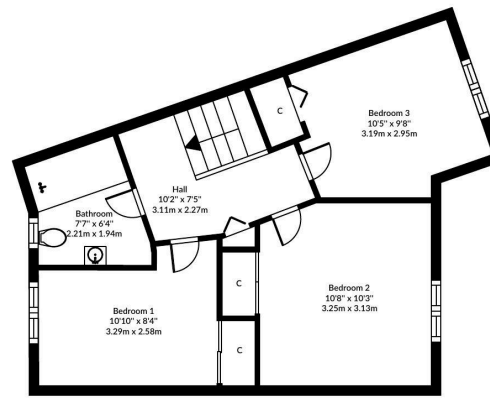








FLOOR 1



FLOOR 2

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

## 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.

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

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