

A photograph of a three-story stone house with a bay window. The house has a mix of grey and light-colored stone. There are two satellite dishes on the left side of the house. A large green bush is in the foreground. The sky is blue with some clouds.

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

99 Victoria Terrace, Dunfermline, KY12 0LT
Offers Over £359,950



Most attractive traditional stone built semi detached villa offering superb family accommodation in a much sought location within walking distance to the City centre. Entrance vestibule, Hall, Lounge (Bay window & fireplace), Dining room (French doors to garden), Downstairs WC. Modern kitchen, 4 Bedrooms, Bathroom. Double glazing. Gas central heating. Most attractive, well maintained gardens to front and rear. Many period features. Well proportioned. Flexible accommodation. Neatly presented. Rarely available. EPC - D. Council tax - E. Freehold.

LOCATION

Victoria Terrace is situated only 1/2 a mile from Dunfermline City Centre in a well established and much sought after residential area. In addition to being very convenient for all the amenities associated with the town centre, including a range of shops and leisure facilities. Victoria Terrace benefits from being within easy walking distance of Dunfermline public park. The local railway station offers regular commuter services to Edinburgh with intercity links to other parts of the UK. There is also a regular and convenient bus service both local and National, ideal for commuters

PROPERTY - SEMI DETACHED VILLA

- Substantial stone built property
- Sought after location
- 5 Minutes walk to City Centre
- Well proportioned rooms
- Neatly presented
- Excellent family home
- Some period features
- Beautiful gardens

ACCOMMODATION

Entrance Vestibule 1.23 m x 0.72 m / 4'0" x 2'4"

A substantial panelled doors leads to the property. A 12 pane glazed door leads to the hall.

Hall 6.74 m x 2.69 m / 22'1" x 8'10"

The hall is spacious and has doors leading to the Lounge and dining room. Stairs to upper level.

Lounge 4.80 m x 4.10 m / 15'9" x 13'5"

This is a beautifully proportioned and bright lounge which features a bay window and a fire set in a period fireplace. Front.

Breakfasting Kitchen 3.70 m x 3.59 m / 12'2" x 11'9"

The kitchen has been refitted with modern floor and wall units. Rear.

Dining/Family Room 4.51 m x 4.04 m / 14'10" x 13'3"

This is a well proportioned public room, which is currently used as a dining room but would easily lend itself for use as a family home. French doors to garden. Door to WC. Rear.

Downstairs WC 1.66 m x 1.51 m / 5'5" x 4'11"

Fitted with a white suite. Mid.

Mezzanine Landing

With doors to bathroom and Bedroom 4/Office.

Bedroom 4/Office 3.08 m x 2.76 m / 10'1" x 9'1"

Rear.

Bathroom 3.08 m x 1.72 m / 10'1" x 5'8"

The well proportioned bathroom is fitted with a modern white suite. Rear.

Landing 1.94 m x 2.76 m / 6'4" x 9'1"

With doors to 3 bedrooms.

Bedroom 1 5.39 m x 3.15 m / 17'8" x 10'4"

This is a superbly proportioned double bedroom which enjoys built in wardrobes. Bay window. Front.

Bedroom 2 3.59 m x 3.15 m / 11'9" x 10'4"

The second double bedroom is also of excellent proportions and also has built in wardrobes. Rear.

Bedroom 3 3.27 m x 2.76 m / 10'9" x 9'1"

Front.

Gardens

This property has beautiful, well established gardens to the front and rear.

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

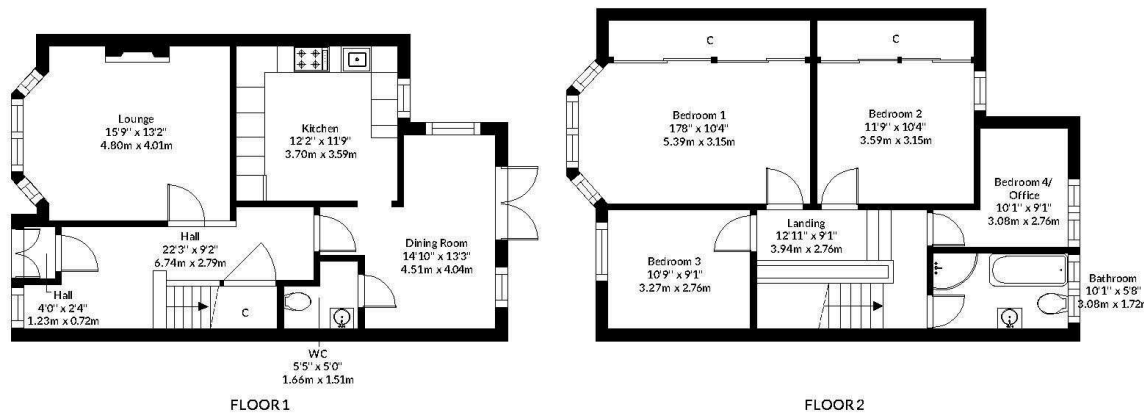
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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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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