

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



45 Lady Nairne Road, Dunfermline, KY12 9YD
Fixed Price £375,000



Generously proportioned and extended detached villa offering superb family accommodation enjoying a cul-de-sac setting in a much sought after area within easy access to local amenities and schools. Entrance Hall, Large Lounge/Dining room, Large Sun room, Modern kitchen, Large utility room, Master bedroom (en-suite shower room), 4 Further bedrooms, Family bathroom. Double glazing. Gas central heating. Excellent storage accommodation. Beautiful, well maintained gardens to front and rear. Monoblock driveway offering ample parking. Modern decor throughout. Immaculately presented. Extremely flexible accommodation. Spacious apartments throughout. Internal viewing is a must! EPC - C. Council Tax - E. Freehold.

LOCATION

Dunfermline is a City of considerable historical interest being a former seat of the Kings of Scotland, the birthplace of Andrew Carnegie and the final resting place of King Robert the Bruce whose remains are buried in Dunfermline Abbey. Whilst the Abbey and the Palace Ruins, Carnegie's Birthplace and Abbot House reflect much of the historical past of the town, developments in recent years have seen Dunfermline move very much into the modern era whilst still retaining much of its original charm. The amenities in the centre of town are augmented by those found at the excellent Fife Leisure Park and Halbeath Retail Park located adjacent to Junction 3 of the M90 on the eastern periphery of town. Dunfermline is located only 5 miles from the Forth Road Bridge, the southern gateway to Fife, and is therefore particularly popular with commuters to Edinburgh and many other parts of the Central Belt. The town is also ideally located for access to the many areas of natural beauty to be found in Fife and benefits from the full range of social amenities, leisure facilities and educational establishments associated with a modern town. There are good motorway links to Edinburgh, Perth, Dundee and Glasgow whilst the local transport infrastructure includes good commuter services by rail to Edinburgh and all points on The Fife Circle. There is also a wide range of bus services to town and country whilst Edinburgh Airport is only 40 minute's drive

PROPERTY - EXTENDED DETACHED VILLA

- Large family home
- Move in condition
- Attractive cul-de-sac location
- Sought after area
- Close to schools
- 0.9 Miles to City centre
- Excellent storage accommodation
- Very flexible accommodation
- 5 Double Bedrooms (2 on ground floor)
- En-suite shower room
- Large utility room
- Beautiful gardens
- Monoblock driveway
- Excellent family home
- Large floor space including sun lounge - 201 sqm

ACCOMMODATION

Entrance Vestibule 1.74 m x 1.30 m / 5'9" x 4'3"

Hall 4.28 m x 1.50 m / 14'1" x 4'11"

Mid Hall 4.41 m x 2.11 m / 14'6" x 6'11"

Lounge/Dining room 9.09 m x 3.35 m / 29'10" x 11'0"

Sun Lounge 5.59 m x 4.62 m / 18'4" x 15'2"

Kitchen 4.67 m x 2.66 m / 15'4" x 8'9"

Utility Room 4.38 m x 3.06 m / 14'4" x 10'0"

Bathroom 3.72 m x 1.81 m / 12'2" x 5'11"

Bedroom 4 2.88 m x 2.81 m / 9'5" x 9'3"

Bedroom 5 4.37 m x 3.55 m / 14'4" x 11'8"

Landing 2.69 m x 0.99 m / 8'10" x 3'3"

Master Bedroom 4.04 m x 3.01 m / 13'3" x 9'11"

Bedroom 2 6.72 m x 3.08 m / 22'1" x 10'1"

Bedroom 3 4.04 m x 3.05 m / 13'3" x 10'0"

En-suite Shower room 2.04 m x 1.51 m / 6'8" x 4'11"

Gardens

There are beautiful, well established gardens to the front and rear of the property.

DRIVEWAY

Large Monoblock 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.













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

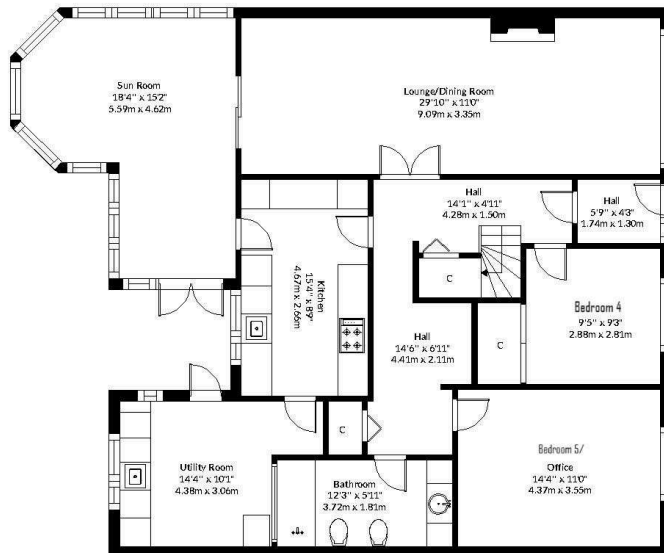
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www.rossconnel.co.uk

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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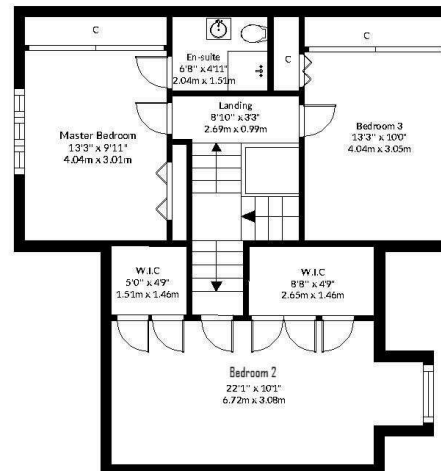


FLOOR 1

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)

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FLOOR 2

espc



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