

An aerial photograph of a residential property. The central focus is a two-story white house with a dark tiled roof and a red brick base. It features a small balcony with a red railing and two green garage doors. To the left of the house is a large, well-maintained green lawn bordered by a wooden fence. Behind the lawn are several large, mature trees. To the right of the main house is another white property with a balcony and a driveway with two cars parked. The surrounding area includes other houses and a street with a white car.

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**11 Newlands Park, Dunfermline, KY12 0RG**  
**Offers Over £279,950**





Well proportioned detached villa, located within a prestigious enclave, within easy reach of the town centre. Beautiful views over the City to the Bridges and beyond. Spacious Entrance Hall, Large open plan living area - Lounge (door to large balcony), Dining room, Breakfasting kitchen, Mid hall, Upstairs WC, Family home/Bedroom 4, 3 Double bedrooms, Bathroom (Shower). Double garage. Gas central heating. Double glazing. Large gardens. Rarely available. Requires modernisation and upgrading. Great potential. Internal viewing is highly recommended. EPC - D. Council Tax Band - F. Freehold Internal viewing highly recommended.



## LOCATION

Newlands Park is a small enclave located just off Thistle Street which in turn runs west from Townhill Road, one of the main arteries running north from the town centre and bisects a large, wholly residential area which benefits from ease of access to the full range of shops, social and leisure facilities and education establishments associated with Dunfermline. Quick access can be gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and also via the M80 motorway to Glasgow. Both Edinburgh and Glasgow airports offer a good range of domestic and international flights. The local railway station is also close at hand and offers a regular service to Edinburgh Waverley (30 minutes) with onward services to all parts of the UK. Dunfermline is located only 4 miles from the Forth Road Bridge, the southern gateway to The Kingdom of 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 many areas of natural beauty to be found in Fife and its neighbouring counties. This particular property is convenient for the Scottish National Water-ski Centre at Townhill Loch, the focal point of the Townhill Country Park which also offers facilities for a variety of sports and woodland walks.

## PROPERTY - DETACHED VILLA

- Rarely available area
- Much sought after location
- Close to City Centre
- Up side down property
- Large open plan living area
- Large Balcony with lovely views of Bridges
- Requires modernisation and upgrading
- Great potential
- Ideal family home
- Double garage
- Attractive revealed brick walls
- Internal viewing is highly recommended

## ACCOMMODATION

### Hall

With doors to 3 bedrooms, bathroom, Utility room and Garage. Double storage cupboard.

### Bedroom 1 4.10 m x 3.50 m / 13'5" x 11'6"

Front

### Bedroom 2 4.10 m x 3.40 m / 13'5" x 11'2"

With built in wardrobes. Rear.

### Bedroom 3 3.50 m x 3.40 m / 11'6" x 11'2"

Rear

### Bathroom 2.51 m x 2.10 m / 8'3" x 6'11"

Coloured suite with separate shower compartment. Rear.

### Utility Room 2.10 m x 1.70 m / 6'11" x 5'7"

With door to garden. Rear.

### Large open plan living area -

This is a superb area offering an excellent area for relaxing, dining and entertaining. Door to large balcony. Attractive views to The Bridges.

### Lounge 6.80 m x 4.00 m / 22'4" x 13'1"

This is a lovely bright lounge, which enjoys the views to the front. Front and Rear

### Dining Room 5.00 m x 3.50 m / 16'5" x 11'6"

The dining area is also of excellent proportions and enjoys the views. Front

### Breakfasting Kitchen 3.30 m x 3.20 m / 10'10" x 10'6"

Rear

### Upstairs WC 2.10 m x 1.70 m / 6'11" x 5'7"

Rear

### Family room/Bedroom 4 3.40 m x 3.00 m / 11'2" x 9'10"

This is a very flexible room, in recent years it's been used as a family room, however it could easily be used as a fourth bedroom.

### Gardens

A superb feature this property has to offer is the large areas of garden ground to the front, side and rear. The generously proportioned rear garden is fully enclosed by stone walling and fencing and offers a child and pet safe environment. Gate leads to Thistle Street.

### GARAGE/DRIVEWAY

There is an integrated double garage, with 2 up n over doors. Door to hall. The garage is accessed via a tarmac driveway.

### HEATING

Gas central heating.

### GLAZING

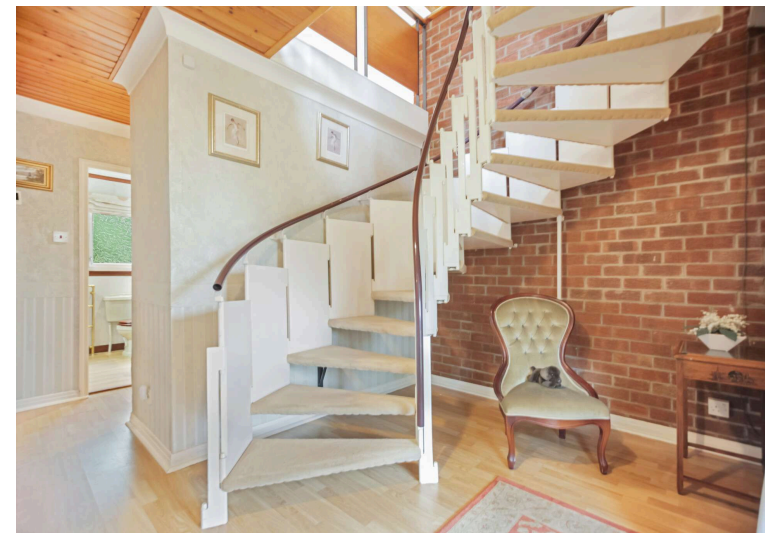
Double glazing.

### EXTRAS

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

### SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given























## 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

## HOME REPORT

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

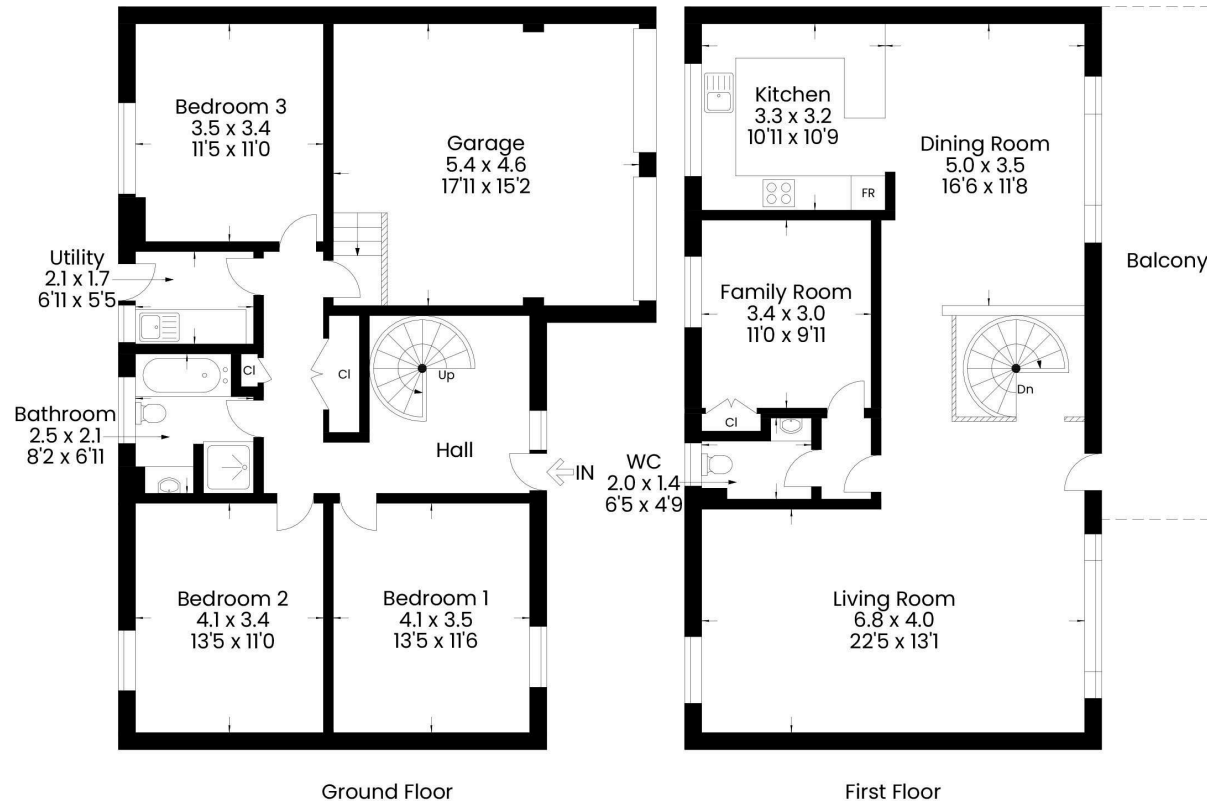
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[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.connel.co.uk](mailto:lsmith@ross.connel.co.uk)



Ground Floor

First Floor

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

espc

rightmove

s1homes.com



Find us on Facebook