

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**13 Sandpiper Gardens, Dunfermline, KY11 8LE**  
**Offers Over £349,950**





Beautifully presented detached family home with superb extension to the rear and situated within an exclusive estate of executive homes, close to all amenities, Tesco superstore and local schooling. This property is a credit to the present owners. Entrance hall, Downstairs WC, Lounge (Bay window), Impressive open plan kitchen/dining/Family room with 2 Bi-fold doors to garden, Utility room, Storage room, 4 Bedrooms (Master en-suite). Family bathroom. Driveway. Garage. Double glazed. Gas central heating. Modern decor. Quality fixtures and fittings. Superb family home in sought after area. Viewing is highly recommended as this particular property type always proves popular. EPC - C. Council Tax - G. Freehold.



## LOCATION

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. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy

## PROPERTY - DETACHED VILLA

- Much sought after area
- Superb family home
- Extended to rear
- Most impressive Open plan living area
- Move in condition
- Modern decor
- Lovely, low maintenance gardens
- Garage and driveway
- Gas central heating / Double glazing
- Underfloor heating in Open plan living area to rear

## ACCOMMODATION

### Hall 5.62 m x 1.40 m / 18'5" x 4'7"

With doors to WC, Lounge and kitchen. Stairs to upper level. Storage cupboard.

### WC 1.97 m x 0.78 m / 6'6" x 2'7"

Fitted with a modern suite. Mid.

### Lounge 5.33 m x 3.55 m / 17'6" x 11'8"

This is a lovely spacious lounge featuring a bay window. Front.

### Open plan Kitchen/Dining/Family room

This is a superb family area and ideal for entertaining. Door to utility room. Range cooker. Fridge/freezer and dishwasher.

### Dining Area

Door to utility room.

### Kitchen 4.33 m x 3.55 m / 14'2" x 11'8"

Fitted with modern floor and wall units with complementary worktops and integrated appliances.

### Family area 5.89 m x 3.75 m / 19'4" x 12'4"

This is a superbly proportioned area that features 2 sets of triple bi-fold doors with windows above leading to the garden.

### Utility Room 3.06 m x 1.71 m / 10'0" x 5'7"

With door to storage room and garden.

### Storage room 2.77 m x 2.59 m / 9'1" x 8'6"

This is a very handy area that has been created using a proportions of the rear of the garage. The wall can be removed easily if full use of the garage is required.

### Landing 3.01 m x 2.30 m / 9'11" x 7'7"

With doors to 4 bedrooms and bathroom. Storage cupboard.

### Master Bedroom 4.83 m x 4.11 m / 15'10" x 13'6"

The master bedroom is well proportioned and benefits from a built in wardrobe. Front.

### En-suite Shower room

Fitted with a modern suite.

### Bedroom 2 3.45 m x 2.94 m / 11'4" x 9'8"

The second bedroom is also of double proportions and also has a built in wardrobe. Rear.

### Bedroom 3 5.04 m x 2.71 m / 16'6" x 8'11"

This is a good sized double bedroom. Front.

### Bedroom 4 2.94 m x 1.85 m / 9'8" x 6'1"

The fourth bedroom enjoys the benefit of a built in wardrobe. Storage cupboard. Rear.

### Bathroom 2.66 m x 2.23 m / 8'9" x 7'4"

This is a well proportioned bathroom, fitted with a modern suite incorporating a bath and a separate shower compartment. Side.

### Gardens

Another outstanding feature this property has to offer is the beautiful, low maintenance, fully landscaped gardens offering a child and pet safe environment. Artificial lawn and patio areas. Ideal space for entertaining. Fully enclosed by fencing.

### GARAGE/DRIVEWAY

There is a single garage, which has currently been split into 2 offering a storage room accessed from the utility room. Monoblock driveway.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

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







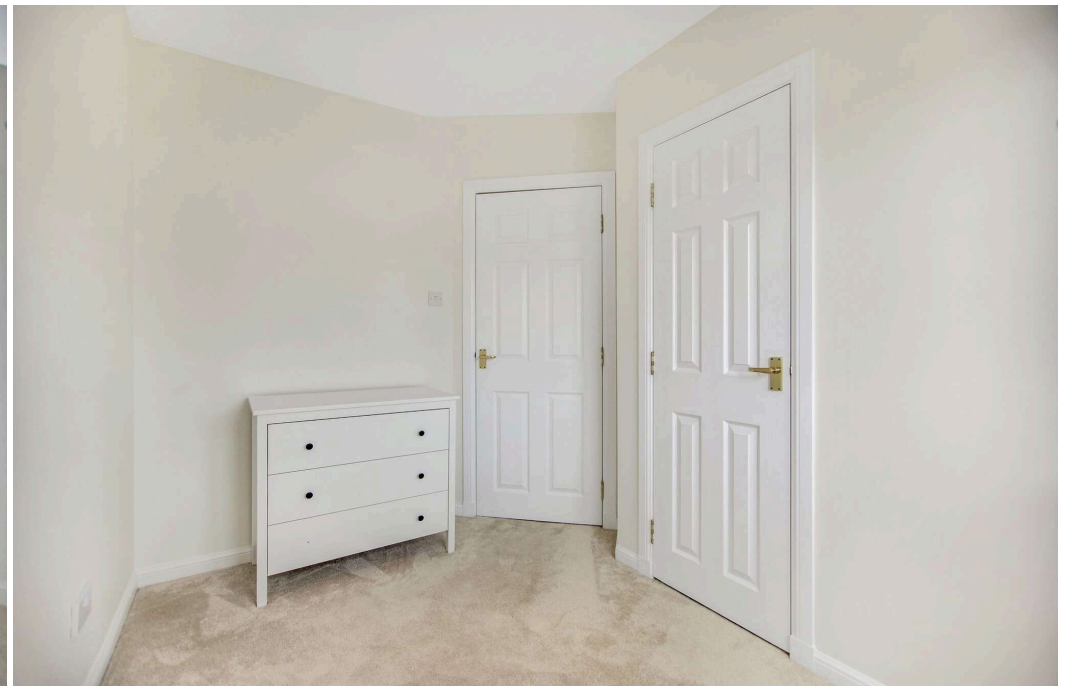














## VIEWING

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.

## 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.

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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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