



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

9 Transy Place, Dunfermline, KY12 7QN
Offers Over £415,000



Truly outstanding traditional lower flatted villa offering spacious accommodation renovated to an exceptionally high standard and located in one of Dunfermline's most desirable areas within walking distance to City Centre.

Open entrance porch, Vestibule, Utility room, Dining hall, Lounge, Stunning kitchen with large island, 3 Double bedrooms, Bathroom, Shower room. Double glazing. Gas central heating. Beautifully maintained gardens with summerhouse. Garage and Driveway. Outhouse store. Many beautiful original features. Pristine decor. Showhouse presentation. Excellent location close to park, all City centre amenities and railway station. Internal viewing is a must! EPC - D. Council tax - E. Freehold.

LOCATION

Transy Place is a highly desirable and prestigious residential area of Dunfermline, this property enjoys an attractive and convenient setting, within easy walking distance, you'll find the Railway Station, Dunfermline City Centre, Public Parks, Carnegie Hall and Alhambra theatre. For commuters, quick access is available to the M90 Motorway, offering direct links to Edinburgh, Perth, Dundee, and Central Scotland via the Kincardine Bridge.

PROPERTY - LOWER FLATTED VILLA

- Beautiful original features
- Gas central heating & Double glazing
- Newly refurbished bathroom suites
- Stunning fitted kitchen with Island
- & integrated appliances
- 3 Double bedrooms
- Immaculately presented throughout
- Beautiful, fully landscaped gardens
- Outhouse Storage
- Garage and Private Driveway

ACCOMMODATION

Entrance Vestibule 2.43 m x 1.54 m / 8'0" x 5'1"

This is a very welcoming entrance vestibule, that sets the tone for the rest of the home. Door to utility room and Dining hall.

Utility Room 1.90 m x 1.54 m / 6'3" x 5'1"

This is a great addition to any family home, a very practical utility room with ample space for a washing machine, tumble dryer, and storage of clothing and shoes.

Dining Hall 4.03 m x 3.20 m / 13'3" x 10'6"

The spacious dining room, conveniently located off the entrance hall, features a stunning stained glass window and retains its original door bell, adding character to the space. This versatile room can be utilised for various purposes to suit your needs. With doors to all the apartments. Mid.

Lounge 5.10 m x 4.30 m / 16'9" x 14'1"

This is a stunning lounge of excellent proportions and features a large arched window allowing ample natural light. Beautiful working gas fire. Front.

Breakfasting Kitchen 4.80 m x 4.20 m / 15'9" x 13'9"

The kitchen is one of the outstanding features of this property, it boasts a stunning design styled with a central island, ample storage provided by base and wall-mounted cupboards, and contrasting quartz worktops. The integrated appliances include a fridge/freezer, double oven with a 5-burner induction hob, single oven with integrated microwave, and a convenient warming drawer. The kitchen also showcases beautiful Antico flooring and features a double sink and a wine cooler. Rear.

Bedroom 1 5.10 m x 4.11 m / 16'9" x 13'6"

This is a stunning and very spacious double bedroom. Front.

Bedroom 2 5.10 m x 3.60 m / 16'9" x 11'10"

Another beautiful bedroom, also of excellent proportions. Front.

Bedroom 3 3.80 m x 3.20 m / 12'6" x 10'6"

The lovely third bedroom, is currently used as a second sitting room. Door to garden. Rear.

Bathroom 3.50 m x 2.00 m / 11'6" x 6'7"

The family bathroom suite is truly luxurious, complete with a roll-top bath and a contemporary wash hand basin with storage. Most attractive tiled walls and floors. Rear.

Shower Room 2.73 m x 2.00 m / 8'11" x 6'7"

This is a stunning shower room with a walk-in double shower, a wash hand basin with storage. Side.

Gardens

The property boasts beautifully landscaped and maintained areas of garden ground to the front and rear. The front garden features a lawn area with surrounding shrubs. The rear garden has been thoughtfully landscaped, boasting artificial turf, a paved patio area, flower beds and lovely shrubs, all within a fully enclosed space that offers a child and pet safe environment. Lovely Summerhouse/Bar. Outhouse storage.

GARAGE/DRIVEWAY

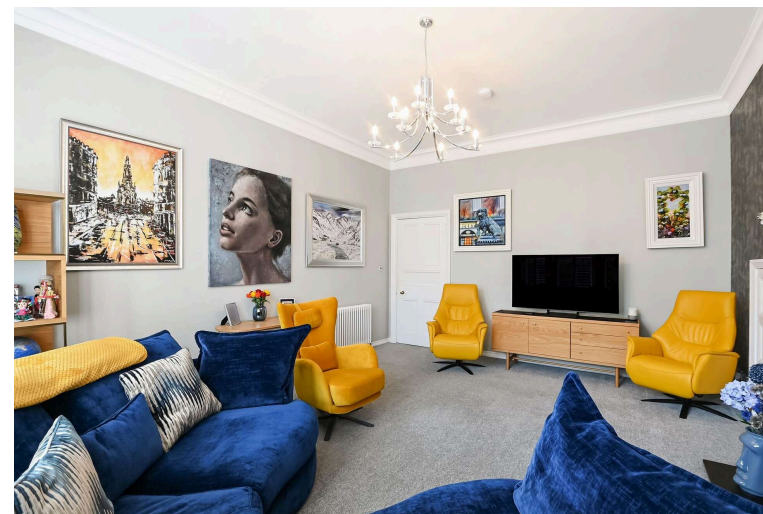
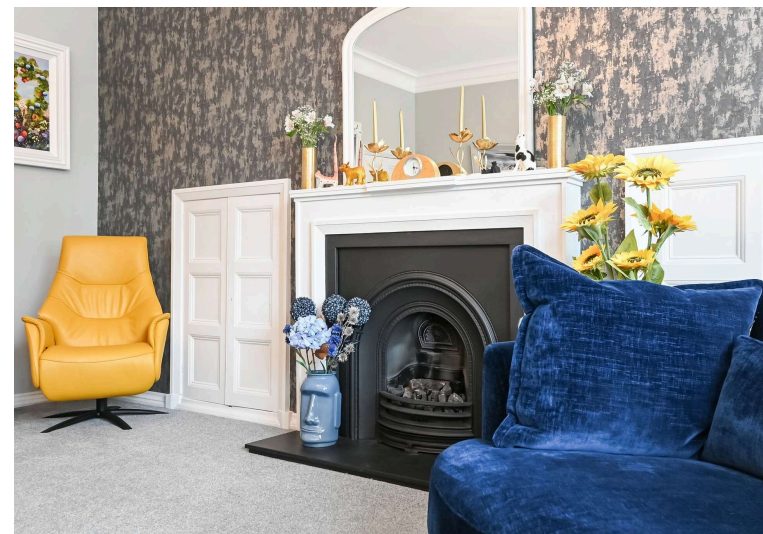
There is a garage accessed via a driveway.

HEATING/GLAZING

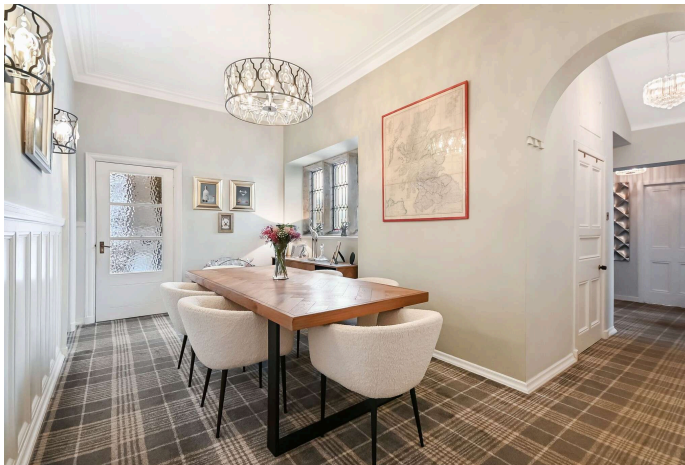
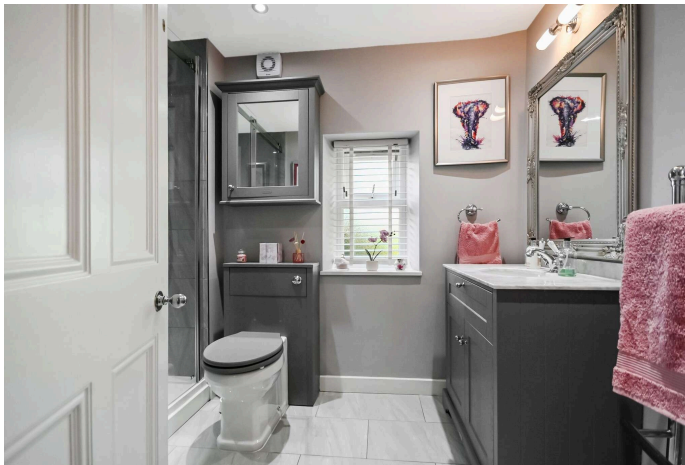
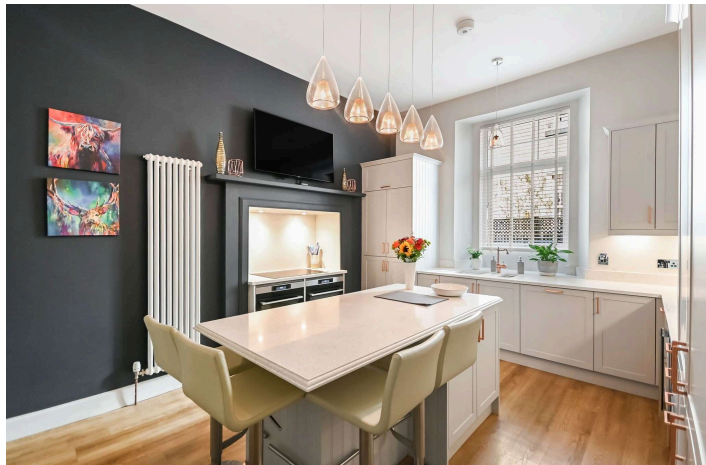
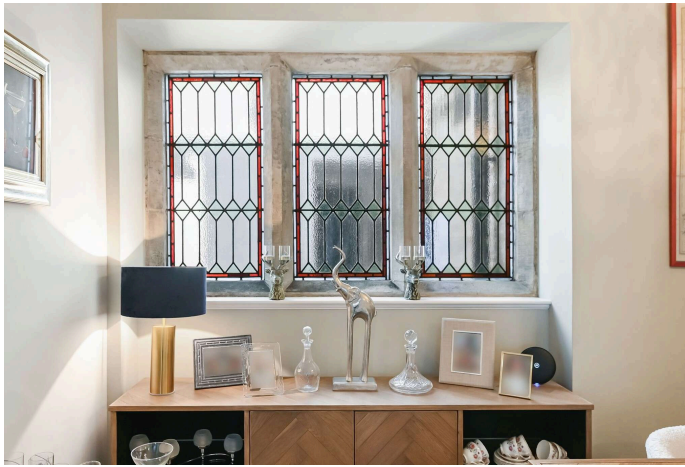
Gas central heating and Double glazing.

EXTRAS

All the fitted carpets and top quality blinds & wooden shutters together with the light fittings and top quality curtains are included in the sale price.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

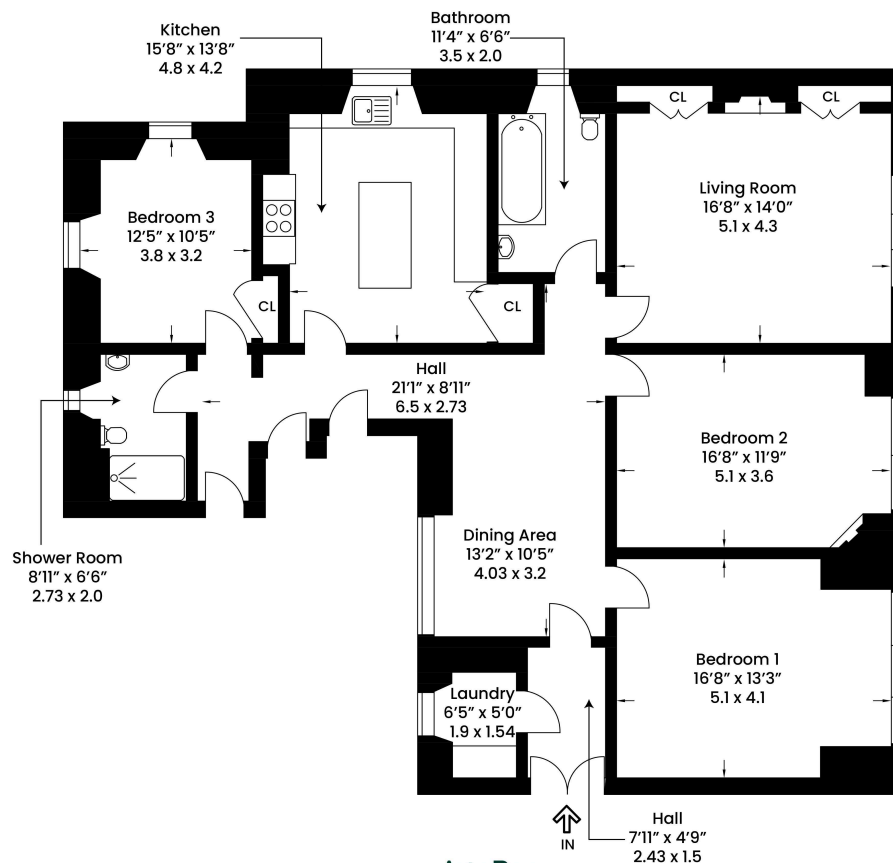
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

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.



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

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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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