

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



18 Milton Green, Dunfermline, KY12 7PS
Offers Over £149,950



Extended end terraced cottage enjoying a hideaway location within a much sought after residential area very close to Pittencreiff Park and within easy reach of City Centre and Railway station. Entrance porch, Hall, Lounge, Dining kitchen (Patio doors to garden), 2 Double bedrooms, Shower room. Double glazing. Gas central heating (new boiler). Gardens. Driveway. Requires modernisation and upgrading. Great potential. Early viewing is a Must! EPC - E. Council Tax - C. Freehold.

LOCATION

Milton Green enjoys a much sought after location, in what is a prestigious residential area on the south western outskirts of town. Being only ¾ mile from the city centre, the property could hardly be better placed to benefit from all the shopping, social and recreational facilities to be found in the town and it is particularly well placed for access to Pittencrieff Park with its varied attractions. The property is also convenient for both primary and secondary schooling as well as Dunfermline Town railway station which offers regular services to Edinburgh and all stops on the Fife Circle. Quick access can be gained to the M90 motorway with direct links to Edinburgh, Perth and Dundee, also via the M90 to Glasgow. Both Edinburgh and Glasgow Airports offer a good range of international and domestic flights

PROPERTY - END TERRACED COTTAGE

- Great, convenient location
- Sought after area
- Extended property
- Well proportioned
- Ideal starter/retirement home
- Requires modernisation
- Great potential
- Within walking distance to City centre
- Garden and potential for parking

ACCOMMODATION

Entrance Porch 4.42 m x 1.60 m / 14'6" x 5'3"

The well proportioned porch has been added in recent years. Door to hall.

Hall 4.50 m x 1.60 m / 14'9" x 5'3"

With doors leading to the lounge and 2 bedrooms. Storage cupboards with sliding doors.

Lounge 4.90 m x 3.40 m / 16'1" x 11'2"

This is a good sized lounge that features an attractive fireplace. Door to Dining kitchen. Front.

Kitchen Dining Room 6.40 m x 5.40 m / 21'0" x 17'9"

This L shaped dining kitchen is fitted with floor and wall units. Patio doors to garden. Door to bathroom. Front & Side.

Bathroom 2.90 m x 2.13 m / 9'6" x 7'0"

Fitted with a white suite and has a bath and separate shower compartment. Front.

Bedroom 1 2.83 m x 2.72 m / 9' 3" x 8'11"

Rear.

Bedroom 2 2.84 m x 3.22 m / 12'7" x 10'7"

Front.

Gardens

There is an area of garden ground to the rear. Potential for off street parking. Garden shed.

PARKING

There is ample parking and space for the creation of off street parking.

HEATING

Gas central heating (Upgraded boiler)

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.

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













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

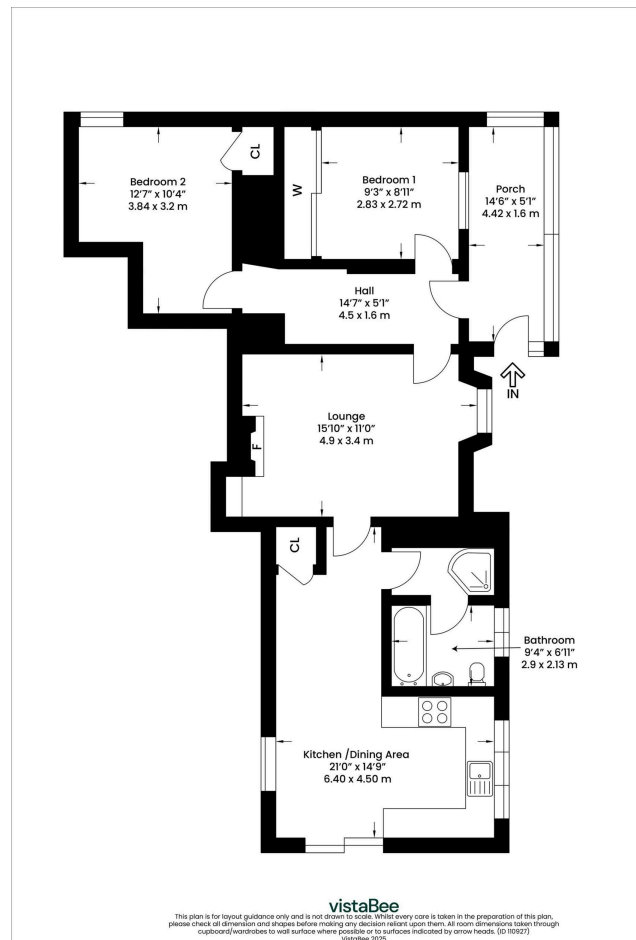
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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



espc



rightmove

s1homes.com

Find us on
Facebook