

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



109 Wedderburn Crescent, Dunfermline
Offers Over £129,950



Well proportioned end terraced villa offering ideal family accommodation in a popular residential area. Entrance hall, Lounge, Kitchen, 3 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Driveway. Requires modernisation and upgrading. Great potential. EPC - TBC. Council Tax - TBC. Freehold.

LOCATION

Wedderburn Crescent is very conveniently located within easy access of amenities with an extensive variety of shops, restaurants and Leisure facilities all within walking distance of the property with both primary and secondary schooling close to hand. Transport links available via several local Train Stations, all offering a service to Edinburgh as well as the M90 motorway and Halbeath and Inverkeithing Park and Ride. Bus routes close to hand.

PROPERTY - END TERRACED VILLA

- Popular area
- Ideal starter home
- Ideal family home
- Requires modernisation
- Great potential
- Driveway
- Gardens
- Early viewing a must!

ACCOMMODATION

Hall

With doors to the lounge, kitchen and bathroom. Stairs to upper level.

Lounge 4.30 m x 4.20 m / 14'1" x 13'9"

This is a well proportioned Lounge. Front.

Kitchen 2.90 m x 2.60 m / 9'6" x 8'6"

The kitchen is a good size. Door to walk in cupboard. Rear.

Bathroom 2.31 m x 1.70 m / 7'7" x 5'7"

Fitted with a white suite. Rear.

Landing

with doors to 3 bedrooms.

Bedroom 1 4.30 m x 3.40 m / 14'1" x 11'2"

A well proportioned double bedroom. Front.

Bedroom 2 3.80 m x 3.10 m / 12'6" x 10'2"

Another well proportioned double bedroom. Storage cupboard. Rear.

Bedroom 3 3.10 m x 2.60 m / 10'2" x 8'6"

The third bedroom also benefits from a storage cupboard. Rear.

Gardens

The property enjoys good sized areas of garden ground to the front, side and rear.

DRIVEWAY

There is slabbed driveway offering parking for 1 or 2 cars. Space for garage.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

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

HOME REPORT

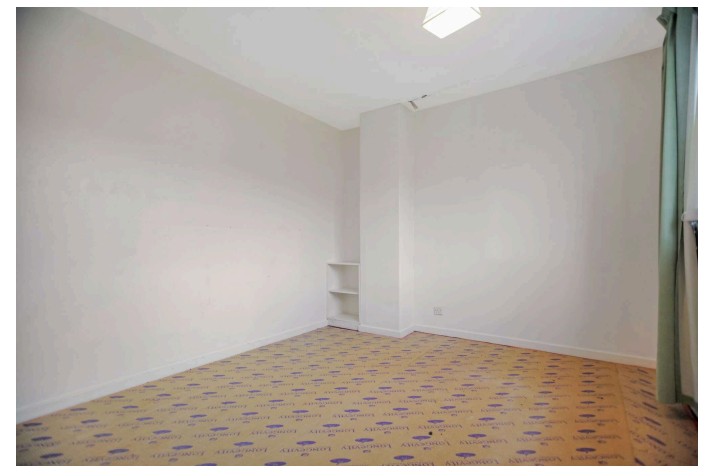
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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 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-pAnner at Ross & Connel on 01383 721156

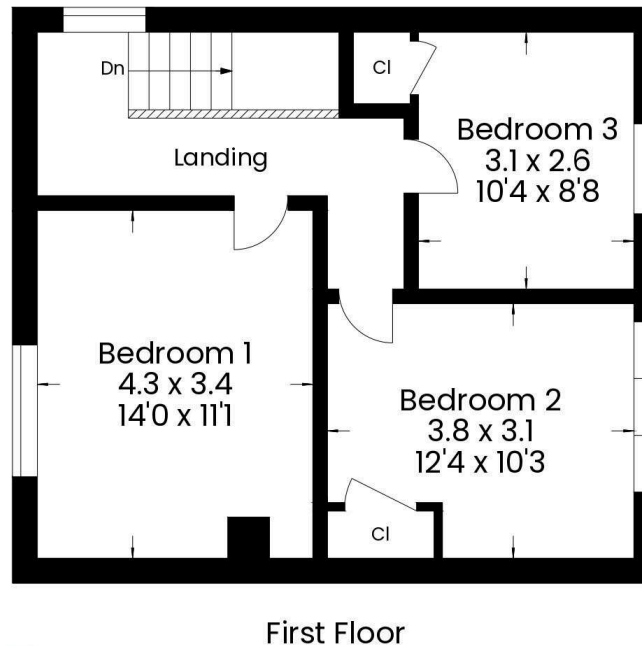
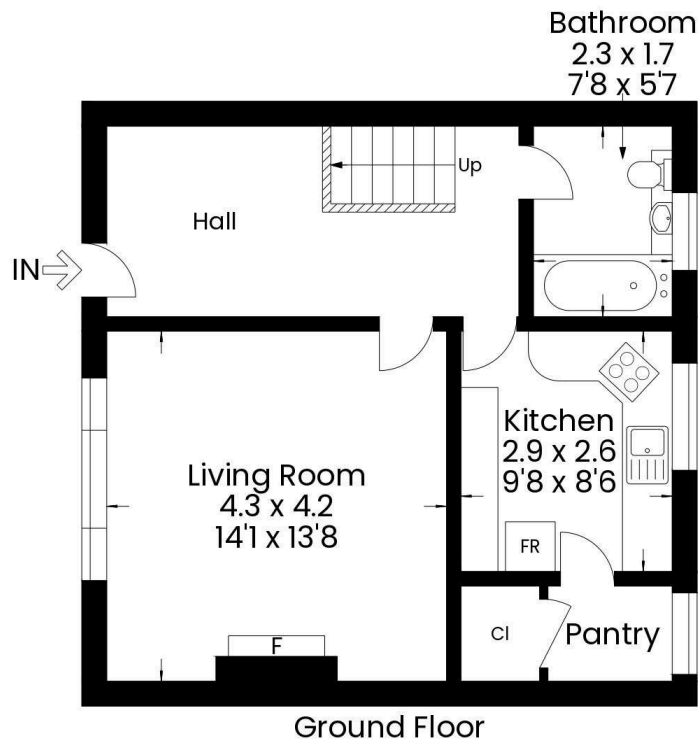
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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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