

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



24 Bendachin Drive, Dunfermline, KY12 7RZ
Offers Over £244,950



Well maintained detached villa enjoying a quiet cul-de-sac setting within a much sought after residential area offering superb family accommodation. Entrance Hall, Lounge/dining room, Modern fitted kitchen, Utility room, Downstairs WC, 3 Double Bedrooms (Master en-suite shower room), Family shower room. Double glazing. Gas central heating. Lovely gardens to front and rear. Garage and driveway. Modern decor. Move in condition. EPC - C. Council Tax - E. Freehold.

LOCATION

Bendachin Drive is a desirable cul-de-sac setting located off Halbeath Road which is approximately 1 mile from Dunfermline city centre,. Dunfermline is just five miles from the Queensferry Crossing and the Forth Road Bridge, Dunfermline was once Scotland's capital and the birthplace of seven Kings. World famous for its Abbey, Robert the Bruce and Shakespeare's Macbeth, today it is a thoroughly modern and convenient town much favoured by commuters to Edinburgh (17 miles) and Glasgow (40 miles). It has an good shopping centre, a number of good schools and numerous leisure activities. The famous Carnegie Theatre, as well as a multi screen cinema, parks, leisure centres and a number of private health clubs are all within the immediate vicinity. Fife's championship golf courses and fine sandy beaches are within a short drive (St. Andrews 40 miles). The M90 is readily accessible and there are two excellent main line rail stations, as well as a 'Park and Ride' link at Halbeath and Inverkeithing. This property is located within walking distance to Queen Margaret railway station, Queen Margaret Hospital, two high schools, and local restaurant/bars

PROPERTY - DETACHED VILLA

- Much sought after residential area
- Only 1.3 miles from City centre
- Ideal family home
- Convenient location
- Well maintained
- Garage and driveway
- Move in condition
- Early viewing is essential!

ACCOMMODATION

Hall

With door to the Lounge/dining room, stairs to upper level.

Lounge/Dining room 7.20 m x 3.60 m / 23'7" x 11'10"

This is a lovely bright lounge/dining room. Quality laminated flooring. Door to kitchen. Front and rear.

Kitchen 4.50 m x 3.00 m / 14'9" x 9'10"

A well proportioned kitchen fitted with modern floor and walls units. Door to utility room. Rear.

Utility Room 2.10 m x 1.50 m / 6'11" x 4'11"

Side

Downstairs WC 1.90 m x 1.00 m / 6'3" x 3'3"

Fitted with a modern white suite. Mid.

Landing

With doors to 3 bedrooms and family bathroom.

Bedroom 1 3.60 m x 3.20 m / 11'10" x 10'6"

This is a good sized bedroom. Built in wardrobes with sliding mirror doors. Door to en-suite. Rear.

En-suite Shower room 2.20 m x 1.30 m / 7'3" x 4'3"

The en-suite is fitted with a modern white suite incorporating a wash hand basin set in a vanity unit with cupboard below. Rear.

Bedroom 2 3.60 m x 3.00 m / 11'10" x 9'10"

Another good sized double bedroom. Storage cupboard. Front.

Bedroom 3 3.60 m x 2.50 m / 11'10" x 8'2"

The third bedroom also benefits from a built in wardrobe with sliding doors. Front.

Shower Room 3.30 m x 1.90 m / 10'10" x 6'3"

This well proportioned modern shower room is fitted with a white suite incorporating a wash hand basin set in a vanity unit with cupboard below. Rear.

Gardens

This property enjoys lovely, well maintained areas of garden ground to the front and rear. Very private and fully enclosed offering a child and pet safe environment.

GARAGE/DRIVEWAY

There is a single garage accessed via Monoblock driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

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

HOME REPORT

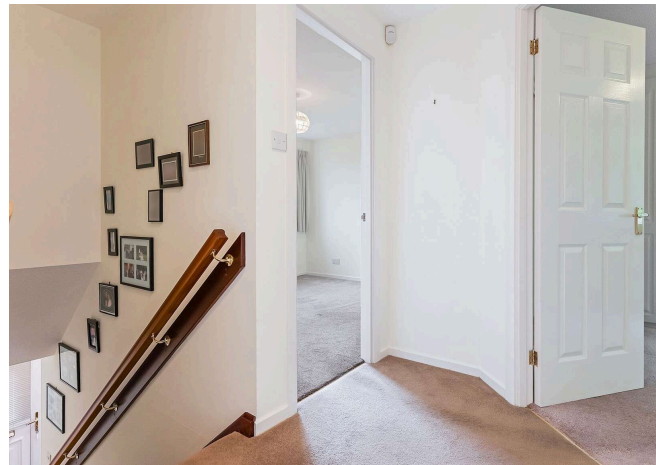
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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-Anne Smith at Ross & Connel on 01383 721156

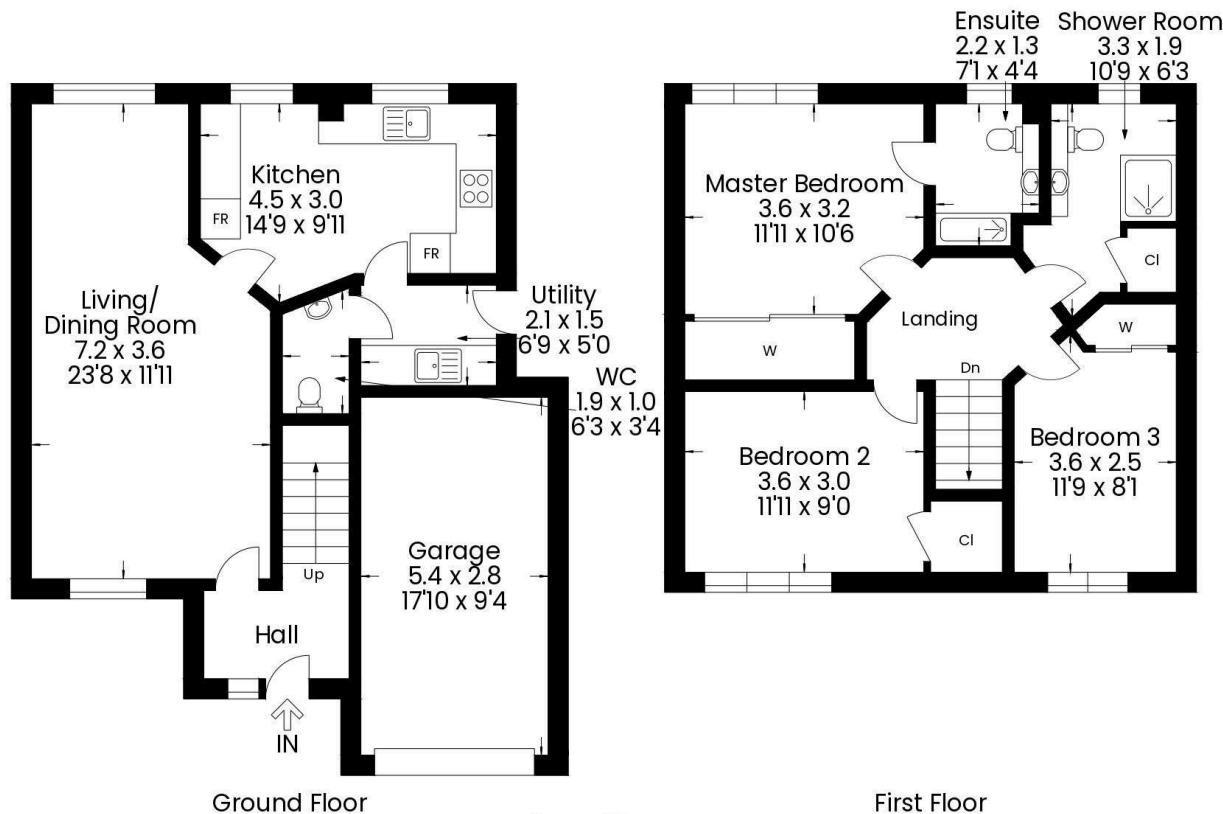
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connell.co.uk



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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