

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**7 Queen Margaret Park, Dunfermline, KY12 0RP**  
**Offers Over £369,950**





Most attractive and generously proportioned detached executive bungalow built by Thistle Homes, superbly located only a short walk to Queen Margaret railway station, providing an ideal commuter base to Edinburgh. Entrance vestibule, Lounge, Dining area, Spacious breakfasting kitchen, Large utility room, Mid hall, Master Bedroom (En-suite shower room), 3 Further double bedrooms, Family bathroom. Large attic space. Double glazing. Gas central heating. Lovely, low maintenance gardens to front and rear. Garage with driveway. Fresh decor throughout. Quality fixtures and fittings. Walk in condition. Superb family home. Much sought after location. EPC - C. Council Tax - F. Freehold



## LOCATION

Queen Margaret Park is located within one of most sought after residential areas within the newly appointed City of Dunfermline, which is situated in the Kingdom of Fife 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 excellent 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 two local restaurant/bars.

## PROPERTY - DETACHED BUNGALOW

- Spacious Split Level lounge/dining room
- Stylish breakfasting kitchen (NEW)
- Large utility room
- 4 Double Bedrooms (master en-suite)
- Family Bathroom
- Double glazing
- Gas central heating
- Gardens
- Immaculately presented throughout
- Superb family home in move in condition
- Within 2 minutes walk to the train station

## ACCOMMODATION

### Entrance Vestibule 1.70 m x 1.24 m / 5'7" x 4'1"

With half glazed panelled door to lounge/dining area.

### Lounge 3.95 m x 3.91 m / 13'0" x 12'10"

This is a lovely open plan living space. Steps with moulded balustrade leads down to the lounge. Front.

### Dining Area 3.00 m x 2.50 m / 9'10" x 8'2"

The dining area is divided from the lounge by the moulded balustrades and turned spindles. Door to kitchen and mid hall. Mid.

### Breakfasting Kitchen 4.04 m x 3.70 m / 13'3" x 12'2"

This is a stunning and well proportioned kitchen which has recently been installed. Door to utility room. Rear.

### Utility Room 2.80 m x 2.80 m / 9'2" x 9'2"

This is a spacious and very functional utility room. Door to garage and garden. Rear.

### Mid Hall 3.52 m x 1.30 m / 11'7" x 4'3"

With doors to 4 bedrooms and family bathroom. Storage cupboard. Access to loft.

### Master Bedroom 3.70 m x 3.22 m / 12'2" x 10'7"

A well proportioned double bedroom with built in wardrobes. Door to en-suite shower room. Rear.

### Bedroom 2 3.70 m x 2.60 m / 12'2" x 8'6"

Another good sized double bedroom also benefitting from a built in wardrobe. Rear.

### Bedroom 3 3.60 m x 2.60 m / 11'10" x 8'6"

The third double bedroom also has a built in wardrobe. Front.

### Bedroom 4 3.60 m x 3.20 m / 11'10" x 10'6"

The fourth bedroom is also of excellent proportions and has a built in wardrobe. Rear.

### Bathroom 2.30 m x 1.30 m / 7'7" x 4'3"

Fitted with a white suite. Rear.

### En-suite Shower room 2.50 m x 1.60 m / 8'2" x 5'3"

This attractive shower room has been upgraded with a modern white suite incorporating a wash hand basin set in a vanity unit with cupboard below. Rear.

## Gardens

There are neatly presented areas of garden ground to the front and rear. The rear garden is fully enclosed offering a child and pet safe environment.

## GARAGE/DRIVEWAY

There is a garage accessed via a Monoblock driveway.

## HEATING/GLAZING

Gas central heating and Double glazing.

## EXTRAS

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

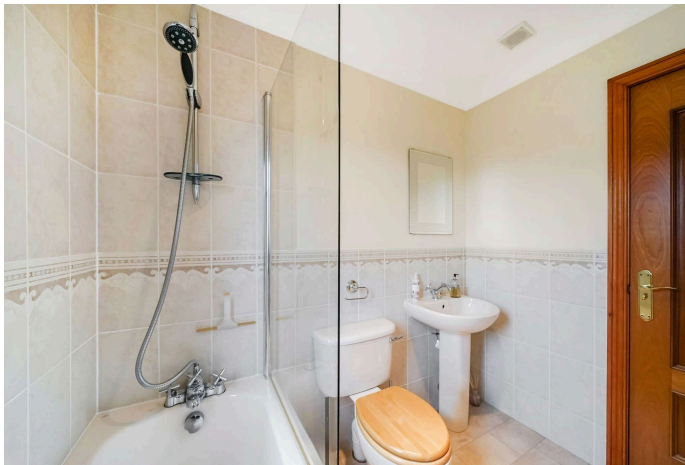
## SOLD AS SEEN

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

## Home Report

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

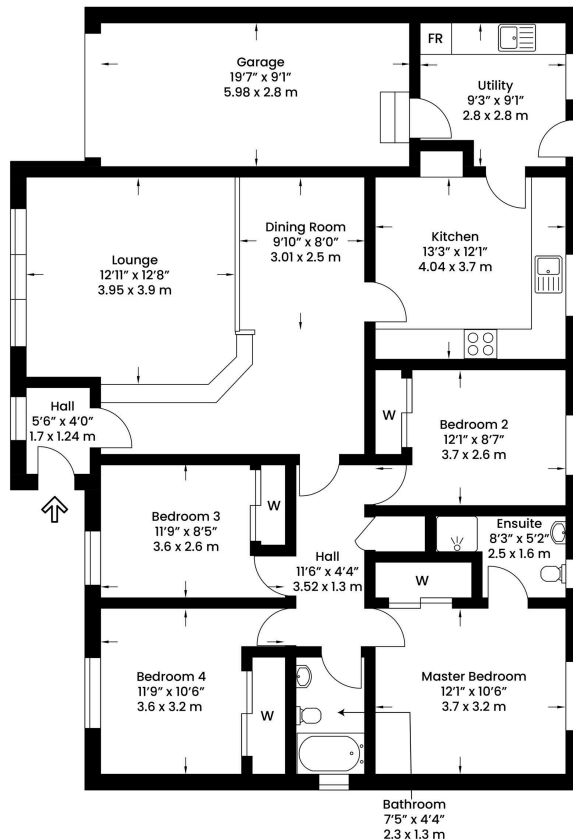
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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 dimensions 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. (10/10/2017) VistaBee 2025

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