

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**3 Ormiston Park, Dunfermline, KY12 0XG**  
**Offers Over £189,950**





Most attractive semi detached bungalow with a superb open outlook to the rear and enjoying a pleasant cul-de-sac location within a much sought after residential area. Entrance Hall, Lounge/dining room, Kitchen, 2 Double bedrooms (built in wardrobes), Conservatory, Shower room. Double glazing. Gas central heating. Lovely, low maintenance gardens. Garage with slabbed and chipped driveway. Fresh decor throughout. Well maintained. Ideal retirement/ starter home. Good storage accommodation. Much sought after location. Rarely available. EPC -D. Council tax - D. Freehold.

## LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## PROPERTY - SEMI DETACHED BUNGALOW

- Much sought after area
- Ideal retirement/starter home
- Conservatory (with Air conditioning/Warm air unit)
- Garage
- Driveway offering parking to 2+ cars
- Lovely, south facing gardens
- Attractive open outlook to rear
- across Dunfermline to the 3 bridges and beyond
- Close to railway station
- Rarely available property type

## ACCOMMODATION

### Entrance Hall

With doors to lounge, 2 bedrooms and bathroom. Two storage cupboards.

### Lounge/Dining room 5.40 m x 3.00 m / 17'9" x 9'10"

This is a lovely sized lounge. Door to kitchen. Front.

### Kitchen 3.30 m x 2.20 m / 10'10" x 7'3"

The kitchen is fitted with modern floor and wall units with complementary worktops. The fridge and cooker are included in the sale. Front.

### Bedroom 1 2.90 m x 2.40 m / 9'6" x 7'10"

This double bedroom enjoys the benefit of a double built in wardrobe. Rear.

### Bedroom 2 2.90 m x 2.60 m / 9'6" x 8'6"

Another good sized double bedroom also has a built in wardrobe. Door to conservatory. Rear.

### Conservatory 2.90 m x 2.80 m / 9'6" x 9'2"

This is a great addition to any home. The conservatory enjoys the benefit of an air conditioning/warm unit which allows this room to be used all year round. Attractive outlook across Dunfermline to the Bridges beyond. Door to garden. Rear.

### Shower Room 2.20 m x 1.70 m / 7'3" x 5'7"

The shower room has been refitted with a modern white suite incorporating wash hand basin set in a vanity unit with storage cupboard. Attractive tiling. Side.

### Gardens

There are lovely gardens to the front and rear. The low maintenance garden to the rear is very private and is fully enclosed offering a pet and child safe environment. Garden shed.

### GARAGE/DRIVEWAY

There is a single detached garage accessed via a slabbed and chipped driveway offering parking for 2 or 3 cars.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

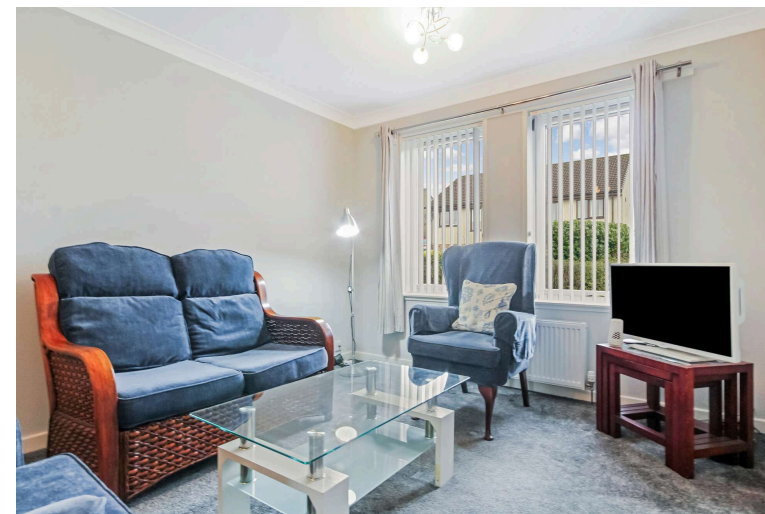
All the fitted carpets and blinds together with the fridge, cooker and garden shed are included in the sale price.

### 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

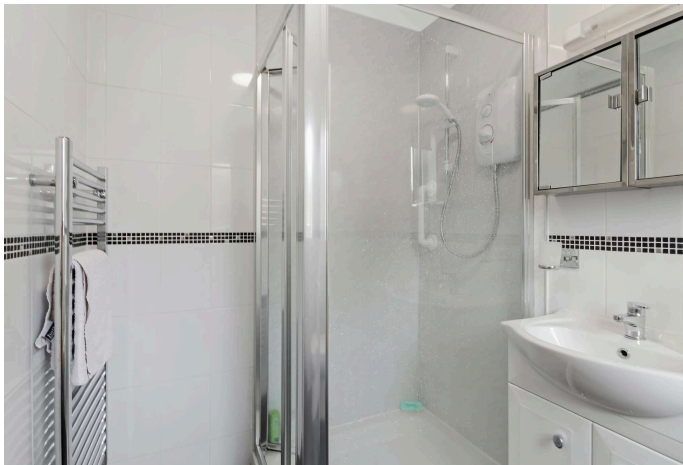
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees 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

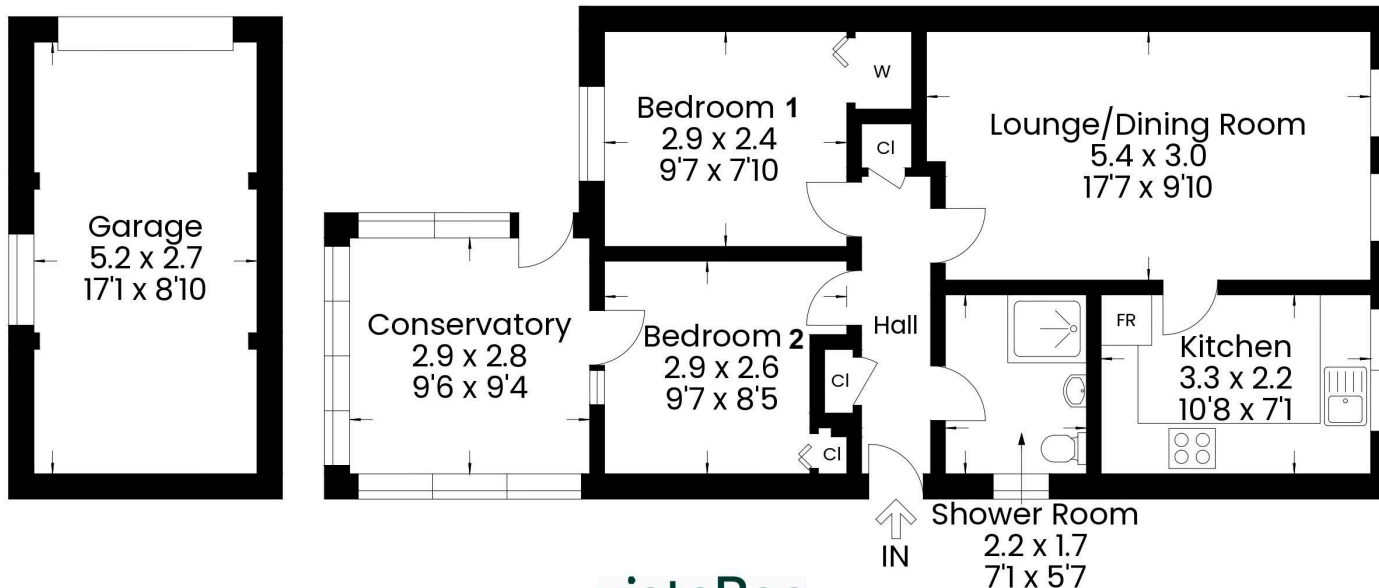
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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.

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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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