

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



26 Gowanbrae Drive, Dunfermline, KY12 7RL
Offers Over £179,000



Semi detached villa requiring modernisation and upgrading and located within the much sought area of Garvock. Entrance Hall, Lounge, Dining room, Kitchen, 4 Double bedrooms, Bathroom. Gas central heating. Garage. Driveway. Great potential. Ideal family home. EPC - D. Council tax - D. Freehold.

LOCATION

Gowanbrae Drive is within walking distance of Dunfermline City centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide regular services to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary education.

PROPERTY - SEMI DETACHED VILLA

- Popular property type
- Much sought after area
- Requires renovation works throughout
- Ideal family home
- 4 Bedrooms
- Flexible accommodation
- Garage
- Driveway

ACCOMMODATION

Hall 3.10 m x 2.48 m / 10'2" x 8'2"

With doors to lounge, dining room, 2 bedrooms and bathroom. Stairs to upper level.

Lounge 4.09 m x 3.60 m / 13'5" x 11'10"

This is a good sized lounge. Front.

Dining Room 4.55 m x 3.22 m / 14'11" x 10'7"

The dining room is open plan with the kitchen area. Rear.

Kitchen 3.54 m x 2.39 m / 11'7" x 7'10"

The kitchen requires full upgrade. Rear.

Bedroom 1 4.75 m x 3.84 m / 15'7" x 12'7"

A well proportioned double bedroom. Rear.

Bedroom 2 3.41 m x 3.22 m / 11'2" x 10'7"

The second bedroom is also of double proportions. Front.

Shower Room 2.60 m x 1.80 m / 8'6" x 5'11"

The shower room is fitted with a modern white suite. Front.

Landing

Door to 3rd bedroom.

Bedroom 3 4.65 m x 4.65 m / 15'3" x 15'3"

This is a great sized double bedroom.

Bedroom 4 5.18 m x 3.55 m / 17'0" x 11'8"

Storage cupboard.

Gardens

There are gardens to the front and rear of the property.

GARAGE/DRIVEWAY

There is a single garage accessed via a driveway offering parking for 2/3 cars.

HEATING

Gas central heating.

GLAZING

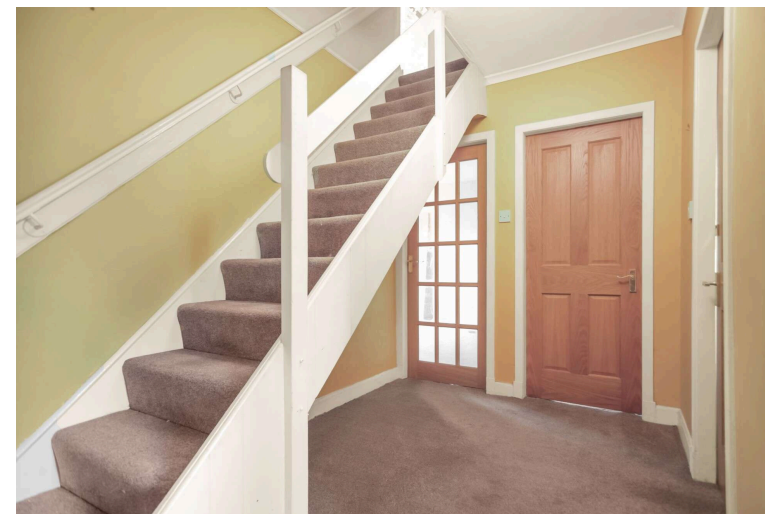
Combination of single and secondary glazing. Double glazed Velux rooflight.

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

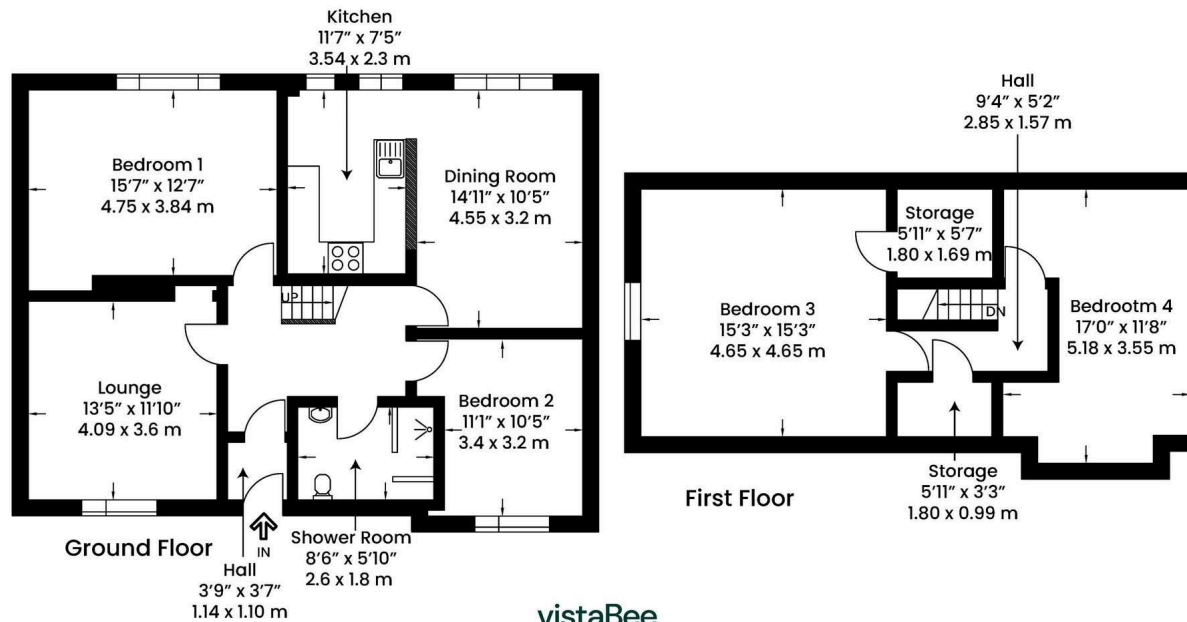
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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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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