
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



12 Woodruff Gait, Dunfermline, KY12 0NL
Offers Over £399,950



An executive, beautifully presented detached villa situated within Queen Anne Gate, a small prestigious development within walking distance of Dunfermline City centre. Entrance Hall, Downstairs WC, Spacious Lounge (Box Bay Window), Stylish fitted kitchen featuring a Peninsular Island, Dining room, Utility room, Master Bedroom (En-suite shower room), 3 Further bedroom, Family Bathroom (Also Jack N Jill with Bedroom 2). Beautiful and easily maintained areas of garden ground to the front and rear. Pristine decor. Immaculately presented throughout. Superb family home in move in condition. Double garage. Double driveway. EPC - C. Council Tax - F. Freehold.

LOCATION

Dunfermline is a vibrant and well connected city, offering a comprehensive range of modern amenities. The Kingsgate Shopping Centre and surrounding retail parks provide an extensive selection of major retailers, restaurants, and bars, ensuring convenient access to everyday essentials and leisure activities. Within the Duloch Park area, Fife Leisure Park adds further appeal with its 10 screen cinema, private health club, bingo hall, bowling alley, and mini golf facilities.

The city also benefits from an abundance of green space, with numerous public parks and woodlands ideal for walking, recreation, and outdoor pursuits. Golf enthusiasts are well catered for, with three private courses located nearby.

Dunfermline's strategic position-approximately five miles from the Forth Road Bridge-makes it particularly attractive to commuters travelling to Edinburgh and across the central belt. Excellent transport links, including easy access to the M90 motorway, provide direct routes to Edinburgh, Perth, and Dundee, enhancing the city's appeal as a convenient and desirable place to live.

PROPERTY - DETACHED VILLA

- Much sought after area
- Walking distance to City Centre
- Close to schools
- Stunning presentation
- Superb family home in move in condition
- Lovely, fully landscaped gardens
- Pristine decor
- Double garage and driveway

ACCOMMODATION

Entrance Hall 3.25 m x 2.90 m / 10'8" x 9'6"

This is a very welcoming reception hall. Oak doors lead to the WC, Lounge, Dining room and Kitchen. Stairs to upper level. Understairs storage cupboard. Attractive checkered tiled floor.

WC 1.70 m x 1.36 m / 5'7" x 4'6"

Fitted with a modern white suite. Front.

Lounge 6.67 m x 3.77 m / 21'11" x 12'4"

This is a bright, beautiful and very spacious lounge, which features a large box bay window and a most attractive fireplace. Front and rear.

Dining Room 2.97 m x 2.90 m / 9'9" x 9'6"

Another lovely public room. Archway to kitchen. Rear.

Breakfasting Kitchen 6.22 m x 3.08 m / 20'5" x 10'1"

This is a superbly proportioned kitchen, which is well fitted with modern floor and wall units with complementary worktops incorporating a peninsular style island/breakfast bar. Archway to dining room. French doors to rear garden. Door to utility room. Front.

Utility Room 2.90 m x 1.70 m / 9'6" x 5'7"

This is a very handy room in any family home. Door to garden. Front.

Landing 3.89 m x 3.51 m / 12'9" x 11'6"

This spacious landing has Oak door leading to 4 bedrooms and the family bathroom. Storage cupboard.

Master Bedroom 3.89 m x 3.52 m / 12'9" x 11'7"

The master bedroom, which is bright and beautifully presented, enjoys the benefit of built in wardrobes. Door to en-suite shower room. Attractive open outlook. Front.

En-suite Shower room 2.66 m x 2.03 m / 8'9" x 6'8"

The en-suite is fitted with a modern white suite. Attractive tiling. Led mirror. Side.

Bedroom 2 4.02 m x 2.85 m / 13'2" x 9'4"

The second double bedroom is extremely and enjoys the benefit of 2 double built in wardrobes. Door to family bathroom (Jack n Jill). Front.

Bedroom 3 2.81 m x 2.69 m / 9'3" x 8'10"

The beautiful third bedroom had a built-in storage cupboard. Rear.

Bedroom 4 2.99 m x 2.03 m / 9'10" x 6'8"

The fourth bedroom is located to the rear.

Bathroom 2.44 m x 2.44 m / 8'0" x 8'0"

Then family bathroom, which is well proportioned is fitted with a modern white suite incorporating a jacuzzi style bath and a separate shower compartment. Attractive tiling. Side.

Gardens

There are most attractive areas of garden ground to the front and rear. The gardens have been fully landscaped with ease of maintenance in mind, as feature patios, borders for planting and artificial lawns. There is a decked area with a fixed pergola, which do have removable curtains. The rear garden is bounded by a stone wall.

GARAGE/DRIVEWAY

There is a double garage with 2 up n over doors, light and power accessed via a double driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

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













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

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.

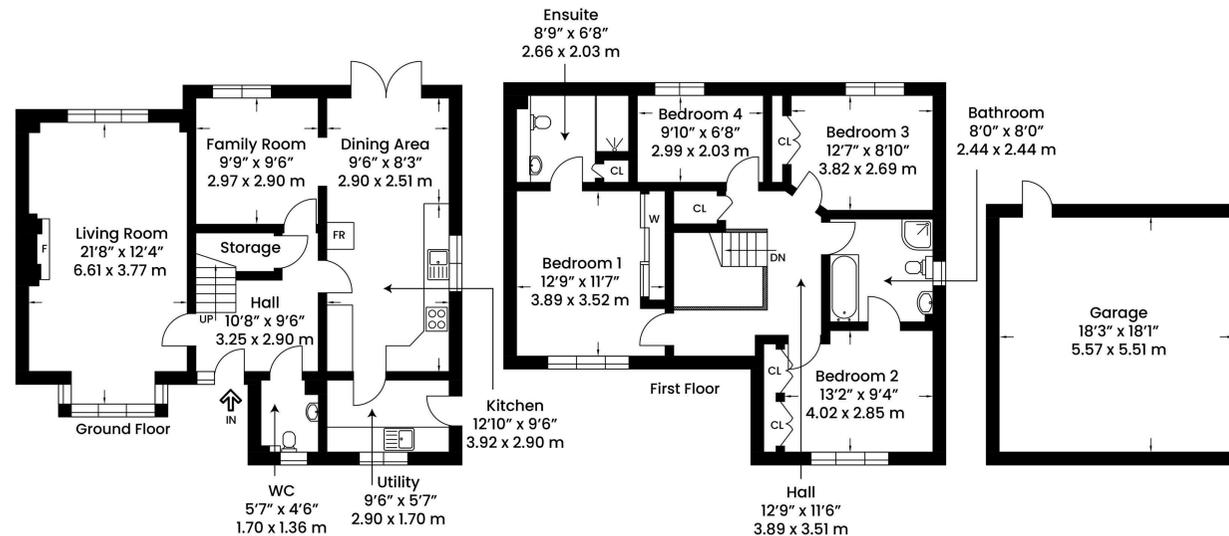
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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 110527)

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