

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



17 Venturefair Avenue, Dunfermline, KY12 0PF
Offers Over £420,000



We are delighted to present to the market this superb detached family home, set within one of Dunfermline's most charming and sought-after avenues, enjoying outstanding views over Canmore Golf Course. Offering spacious, versatile and beautifully maintained accommodation throughout, this property represents an exceptional opportunity for families seeking a high-quality home in a prime location. Entrance Vestibule, Welcoming Hallway, Downstairs WC, Bright and spacious Lounge, Formal Dining Room, Generous Family Room with patio doors to the rear garden, Well-appointed Kitchen, Large Utility Room, Light-filled Conservatory, Master Bedroom with walk-in wardrobe and en-suite shower room. Landing, 2 further excellent double bedrooms (both with extensive wardrobe space, and one featuring an additional study area), Modern Family Bathroom. Double glazing. Gas central heating. Immaculately presented throughout. Stunning, beautifully landscaped gardens. Superb outlook over Canmore Golf Course. Highly desirable and convenient location. Walking distance to the City Centre and local schools. An ideal family home—internal viewing is essential!

LOCATION

Perfectly positioned on one of Dunfermline's most prestigious areas, this superb detached residence offers a rare combination of elegance, space and outstanding natural outlooks. Overlooking the rolling greens of Canmore Golf Course to the rear, the property enjoys a peaceful, highly sought-after setting while remaining just a short walk from the historic City Centre and its excellent amenities.

Dunfermline is a modern and vibrant city offering a wealth of amenities, including the Kingsgate Shopping Centre and several retail parks with a wide choice of supermarkets, restaurants, and bars. Nearby Duloch Park is home to Fife Leisure Park, featuring a 10-screen cinema, private health club, bingo, bowling, mini golf and many restaurants.

For those who enjoy the outdoors, Dunfermline boasts several public parks and woodland areas, and golf enthusiasts are well catered for with three private courses close by. The city is also perfectly placed for commuters, located approximately five miles from the Forth Road Bridge, with easy access to the M90 motorway providing direct links to Edinburgh, Perth and Dundee.

PROPERTY - DETACHED VILLA

- Rarely available
- 4 Public rooms
- 3 Large bedrooms (1 downstairs with en-suite)
- Large utility room
- Generously proportioned rooms throughout
- Double glazing
- Gas central heating
- Immaculately presented throughout
- Stunning, beautifully landscaped gardens
- Superb outlook over Canmore Golf Course
- Highly desirable and convenient location
- Walking distance to the City Centre
- EPC - D
- Council Tax - G

ACCOMMODATION

Entrance Vestibule 1.25 m x 1.88 m / 4'1" x 6'2"

Hall 3.74 m x 2.43 m / 12'3" x 8'0"

WC 1.92 m x 0.80 m / 6'4" x 2'7"

Lounge 5.71 m x 4.22 m / 18'9" x 13'10"

Dining Room 4.39 m x 3.27 m / 14'5" x 10'9"

Family Room 7.00 m x 2.97 m / 23'0" x 9'9"

Breakfasting Kitchen 4.59 m x 3.52 m / 15'1" x 11'7"

Conservatory 4.03 m x 1.99 m / 13'3" x 6'6"

Utility Room 3.25 m x 2.97 m / 10'8" x 9'9"

Master Bedroom 4.57 m x 3.95 m / 15'0" x 13'0"

WIC/Dressing room 2.00 m x 1.88 m / 6'7" x 6'2"

En-suite Shower room 3.25 m x 2.19 m / 10'8" x 7'2"

Landing 1.82 m x 1.32 m / 6'0" x 4'4"

Bedroom 2 5.05 m x 4.32 m / 16'7" x 14'2"

WIC / Study area 4.32 m x 1.89 m / 14'2" x 6'2"

Bedroom 3 5.05 m x 3.21 m / 16'7" x 10'6"

WIC 2.19 m x 1.89 m / 7'2" x 6'2"

Shower Room 3.76 m x 1.82 m / 12'4" x 6'0"

Gardens

One of the standout features of this property is undoubtedly the exceptional garden grounds to both the front and rear. Beautifully landscaped and superbly proportioned, they have been meticulously maintained and offer an attractive combination of lush lawned areas, decorative chipped sections, and well-stocked, colourful borders. The rear garden is fully enclosed by stone walling, creating a secure and private environment ideal for both children and pets. It also enjoys outstanding, uninterrupted views across Canmore Golf Course, providing a serene and picturesque backdrop to the home

GARAGE/DRIVEWAY

There is a single garage with remote controlled door accessed via a Monoblock driveway. It can also be accessed from the utility room.

HEATING

Gas central heating.

GLAZING

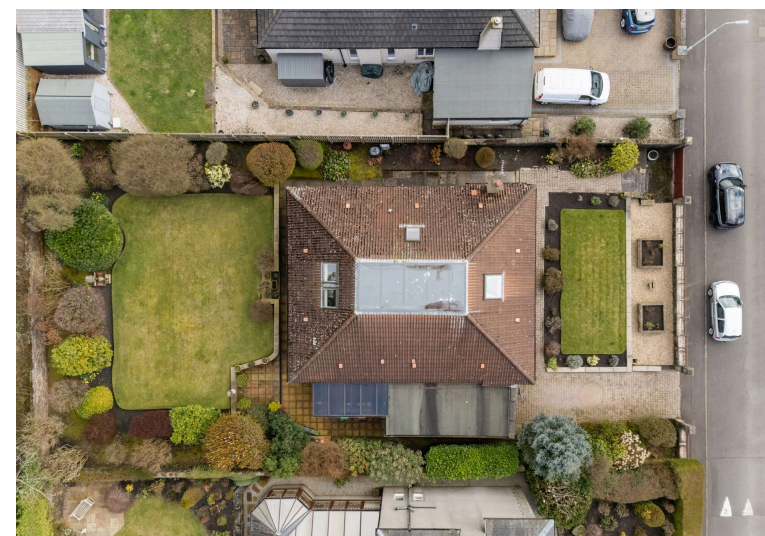
Double glazing

EXTRAS

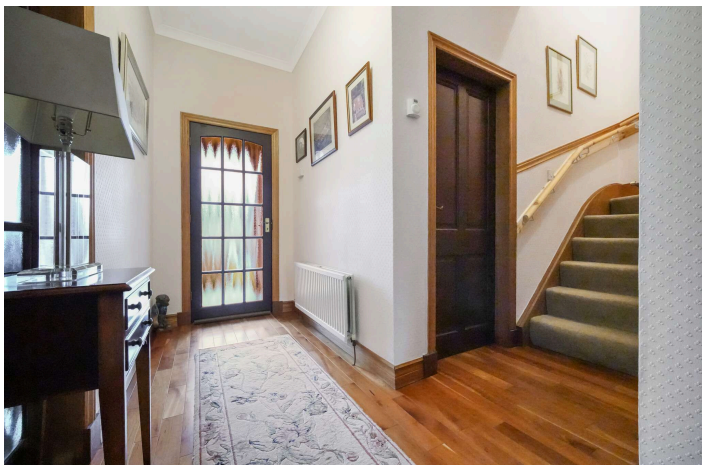
All the fitted carpets and blinds are included in the sale price. Some items of furniture may be available.

An Exceptional Opportunity

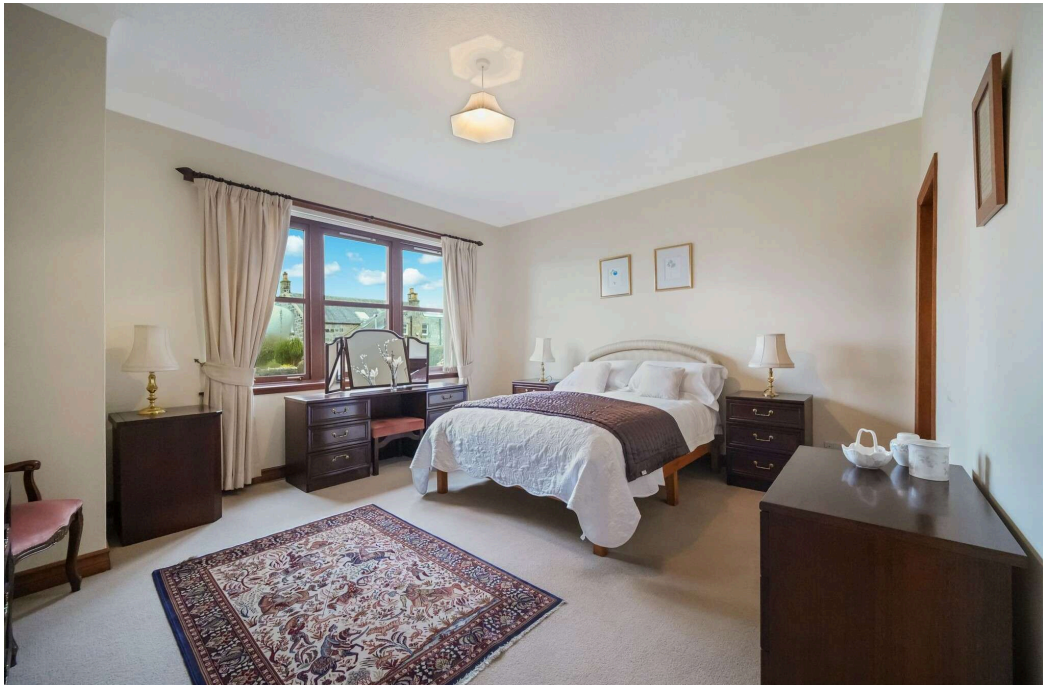
17 Venturefair Avenue represents a rare chance to secure a truly distinguished family home, combining space and an enviable outlook-all within one of Dunfermline's most desirable addresses.













VIEWING

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

Home Report

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

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

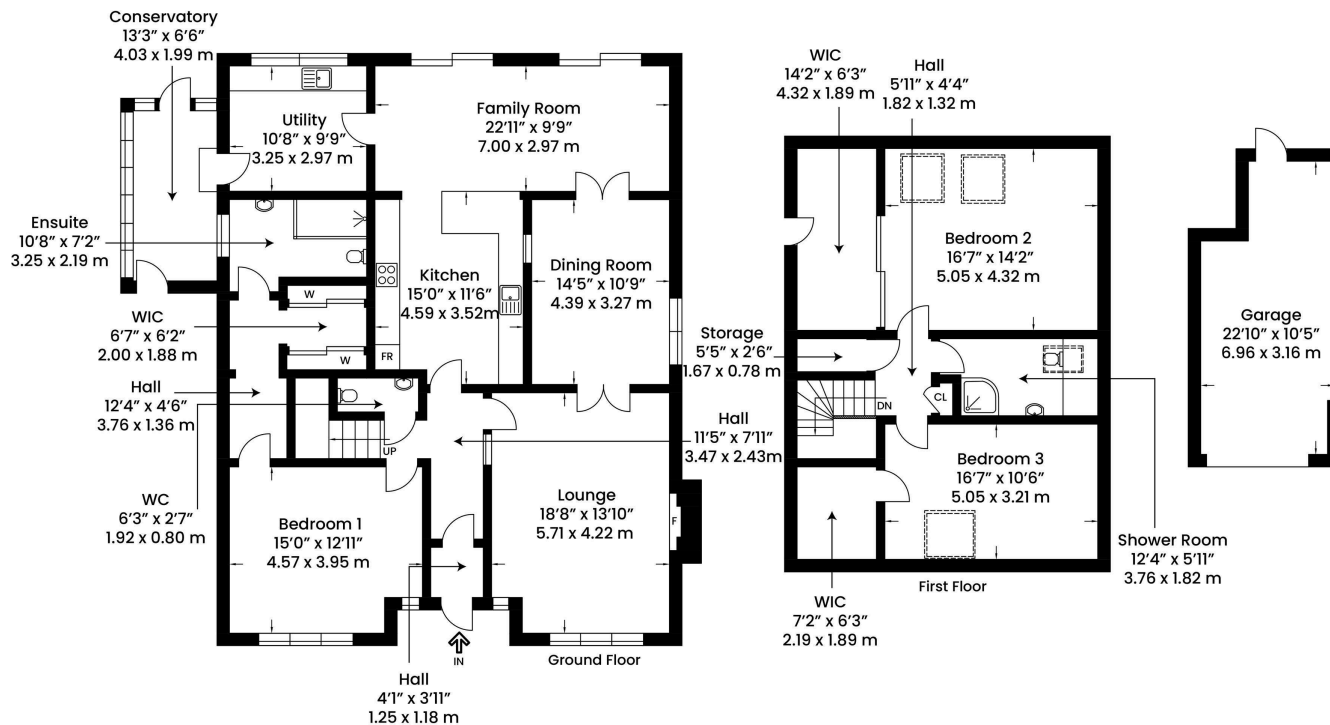
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www.rossconnel.co.uk

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)

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