

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



28 Bellyeoman Road, Dunfermline, KY12 0AD
Offers Over £299,950



Rarely available in today's market is this end terraced traditional villa providing generous accommodation throughout and enviably positioned within a short walk of the City Centre. This period home has many attractive features and will make a fabulous family home. Entrance vestibule, Reception hall, Shower room, Lounge (Bay window & fireplace), Dining room, Breakfasting Kitchen, Rear porch, 3 Bedrooms, Bathroom. Double glazing Gas central heating. Attractive gardens to the front and an enclosed walled garden to rear providing a child and pet safe environment. Garage and driveway (Rare in this area). Many period features. Neatly decorated throughout. Ample storage throughout. Well maintained. Neatly presented throughout. Internal viewing is essential! EPC - D. Council tax - E. Freehold.

LOCATION

Dunfermline, Scotland's ancient capital, was awarded official city status in May 2022 as part of the civic honours celebrating Her Majesty The Queen's Platinum Jubilee. The city is steeped in history and heritage, most notably as the final resting place of King Robert the Bruce. Iconic landmarks such as Dunfermline Abbey, Abbot House and Carnegie's Birthplace Museum highlight its rich past, while more recent developments, including the modern Carnegie Museum and Library, reflect the city's continued evolution into the modern era.

Ideally located approximately five miles from the Forth Bridges, Dunfermline is particularly popular with commuters to Edinburgh and the wider central belt. The city benefits from excellent transport links, with easy access to the M90 motorway providing direct routes to Edinburgh, Perth and Dundee, as well as onward connections to Stirling, Glasgow and the West via the Kincardine Bridge.

Dunfermline offers a full range of shopping, leisure, social and educational facilities. Local railway stations provide regular services to Edinburgh, along with intercity connections to other parts of the UK, while frequent and convenient local and national bus services further enhance accessibility. As a result, Dunfermline combines historic character with modern convenience, making it an attractive place to live, work and visit.

PROPERTY - TRADITIONAL END TERRACED VILLA

- 2 Public rooms
- 3 Bedrooms
- 2 Bathroom
- Rarely available
- Sought after property type
- Very convenient location
- Superb family home
- Period features - doors, skirtings, corning
- Lovely, well established gardens
- Garage and Driveway (Rarely available)
- Internal viewing is a must!

ACCOMMODATION

Entrance Vestibule

With beautiful stained glass door to hall.

Hall 5.68 m x 1.85 m / 18'8" x 6'1"

With stairs to upper level. Doors to lounge and shower room.

Lounge 5.23 m x 4.20 m / 17'2" x 13'9"

This is a beautifully proportioned and bright lounge, which features a large bay window and an open fire set in a lovely fireplace. Open plan with the dining room. Front.

Dining Room 4.55 m x 4.26 m / 14'11" x 14'0"

Another good sized public room. Door to kitchen. Rear.

Breakfasting Kitchen 4.23 m x 3.01 m / 13'11" x 9'11"

This is an attractive, modern fitted kitchen which is well fitted with floor units and complementary worktops. Door to Rear porch. Velux rooflights. Rear.

Utility area 1.91 m x 1.74 m / 6'3" x 5'9"

This is a handy area. Door to garden. Rear.

Shower Room 1.85 m x 1.71 m / 6'1" x 5'7"

This wet floor shower room has recently been refitted with a modern white suite. Mid.

Mezzanine level

With door to bathroom.

Bathroom 1.85 m x 1.61 m / 6'1" x 5'3"

Fitted with a modern white suite. Rear.

Landing 2.36 m x 1.02 m / 7'9" x 3'4"

With doors to 3 bedrooms. Storage cupboard.

Bedroom 1 4.86 m x 3.72 m / 15'11" x 12'2"

This is a great sized double bedroom which enjoy the benefit of fitted wardrobe. Bay window. Rear.

Bedroom 2 4.52 m x 3.72 m / 14'10" x 12'2"

Another superbly proportioned double bedroom. Bay window. Front.

Bedroom 3 3.26 m x 1.85 m / 10'8" x 6'1"

The third bedroom features a Velux rooflight. Front.

Gardens

A particular feature of this property is a lovely, well maintained fully established areas of garden ground to the front and rear.

GARAGE/DRIVEWAY

There is a single metal garage accessed via a slabbed and chipped driveway.

HEATING

Gas central heating.

GLAZING

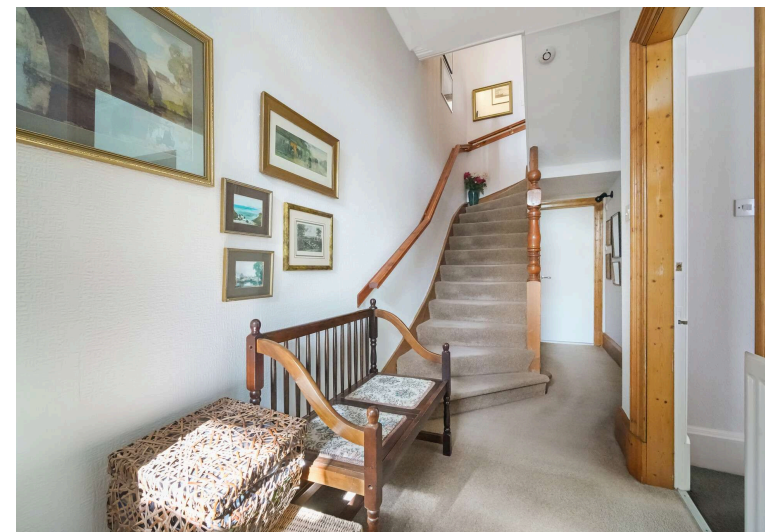
Double glazing.

EXTRAS

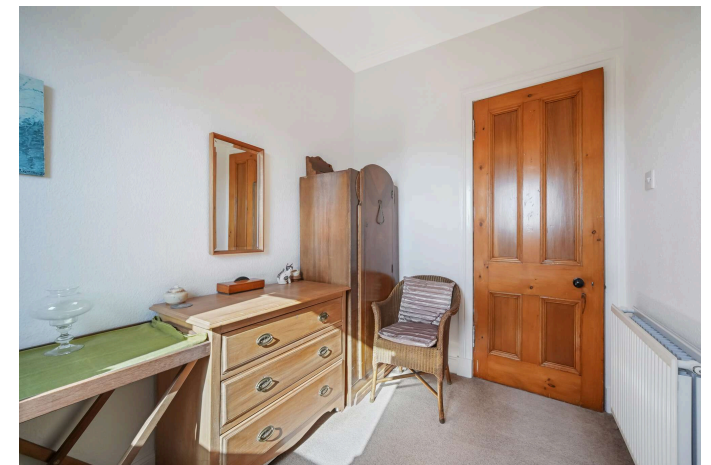
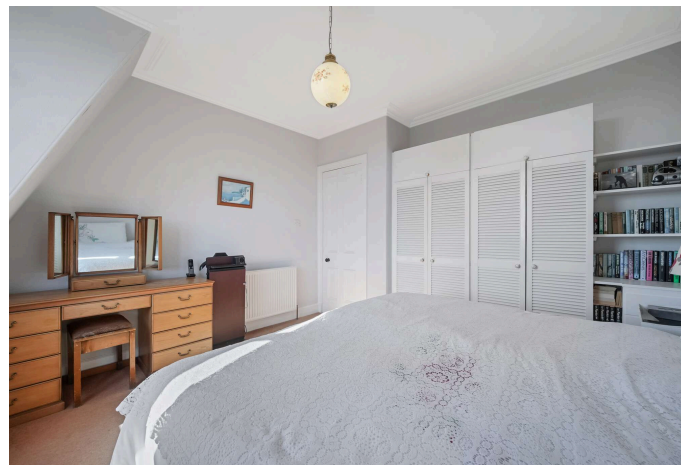
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

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













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

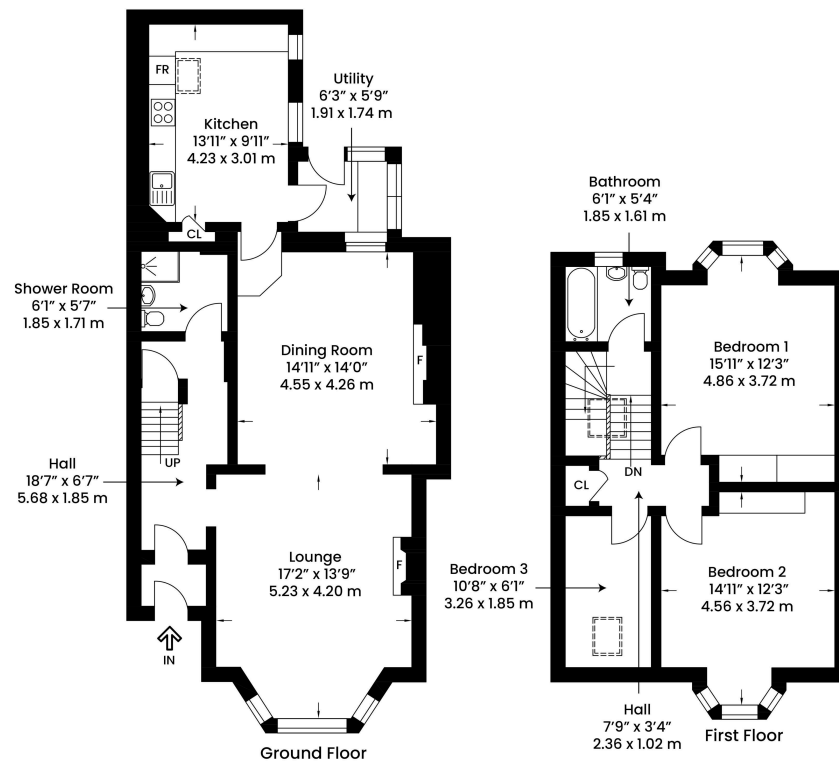
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www.rossconnel.co.uk

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)

vistaBee 2026

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