

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



19 Bendachin Drive, Dunfermline, KY12 7RZ
Offers Over £209,500



Attractive semi detached villa enjoying a pleasant location within a much sought after residential area offering excellent family accommodation. Entrance Hall, Downstairs WC, Lounge, Dining room, Modern fitted kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Lovely, landscaped gardens to front and rear (south facing). Driveway. Modern decor. Laminate flooring. Bright accommodation. Move in condition. EPC C. Council Tax - B. Freehold.

LOCATION

Bendachin Drive is a desirable cul-de-sac setting located off Halbeath Road which is approximately 1 mile from Dunfermline city centre. Dunfermline is just five miles from the Queensferry Crossing and the Forth Road Bridge, Dunfermline was once Scotland's capital and the birthplace of seven Kings. World famous for its Abbey, Robert the Bruce and Shakespeare's Macbeth, today it is a thoroughly modern and convenient town much favoured by commuters to Edinburgh (17 miles) and Glasgow (40 miles). It has a good shopping centre, a number of good schools and numerous leisure activities. The famous Carnegie Theatre, as well as a multi screen cinema, parks, leisure centres and a number of private health clubs are all within the immediate vicinity. Fife's championship golf courses and fine sandy beaches are within a short drive (St. Andrews 40 miles). The M90 is readily accessible and there are two excellent main line rail stations, as well as a 'Park and Ride' link at Halbeath and Inverkeithing. This property is located within walking distance to Queen Margaret railway station, Queen Margaret Hospital, two high schools, and local restaurant/bars.

PROPERTY - SEMI DETACHED VILLA

- Much sought after property type
- Popular location
- Convenient for local amenities
- 2 Public rooms
- 3 Bedrooms
- Driveway
- Lovely gardens
- Ideal family home

ACCOMMODATION

Hall 2.97 m x 1.46 m / 9'9" x 4'9"

With doors to WC and Lounge. Stairs to upper level.

WC 1.28 m x 0.70 m / 4'2" x 2'4"

Fitted with a modern white suite. Front.

Lounge 3.94 m x 3.65 m / 12'11" x 12'0"

This is a well proportioned lounge. Archway to dining room. Front.

Dining Room 2.89 m x 2.16 m / 9'6" x 7'1"

With access to the kitchen. Rear.

Kitchen 2.89 m x 2.30 m / 9'6" x 7'7"

The kitchen is well fitted modern floor and wall units. Door to garden. Rear.

Landing 2.52 m x 1.90 m / 8'3" x 6'3"

Bedroom 1 3.62 m x 2.90 m / 11'11" x 9'6"

The bedroom enjoys the benefit of built in wardrobes. Front.

Bedroom 2 2.93 m x 2.85 m / 9'7" x 9'4"

The second bedroom also has a built in wardrobe. Rear.

Bedroom 3 2.59 m x 2.07 m / 8'6" x 6'9"

The third bedroom also has a built wardrobe. Front.

Bathroom 1.90 m x 1.87 m / 6'3" x 6'2"

Fitted with a modern white suite. Rear.

Gardens

There are lovely areas of garden ground to the front and rear. The rear garden, which is south facing and fully enclosed offers a pet and child safe environment.

DRIVEWAY

There is a slabbed and chipped driveway.

HEATING

Gas central heating.

GLAZING

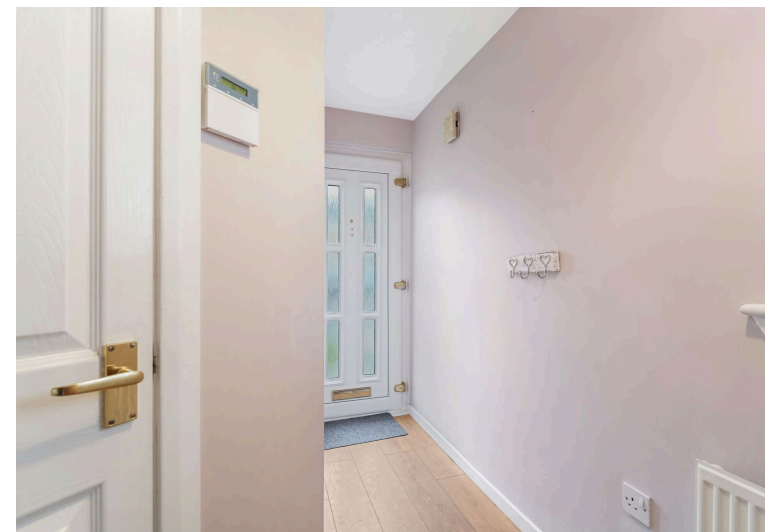
Double glazing.

EXTRAS

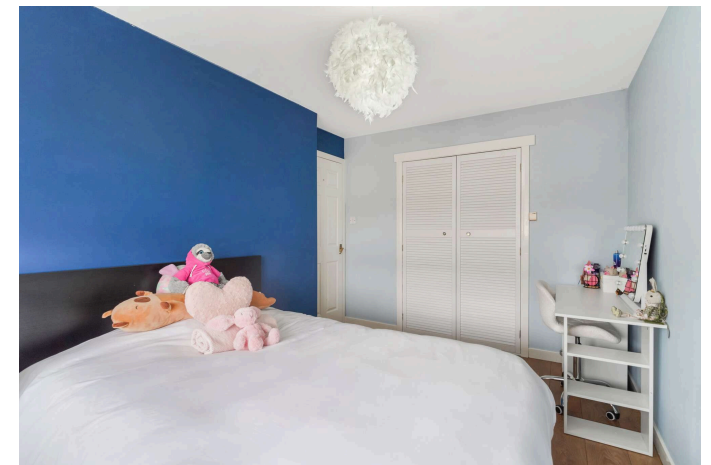
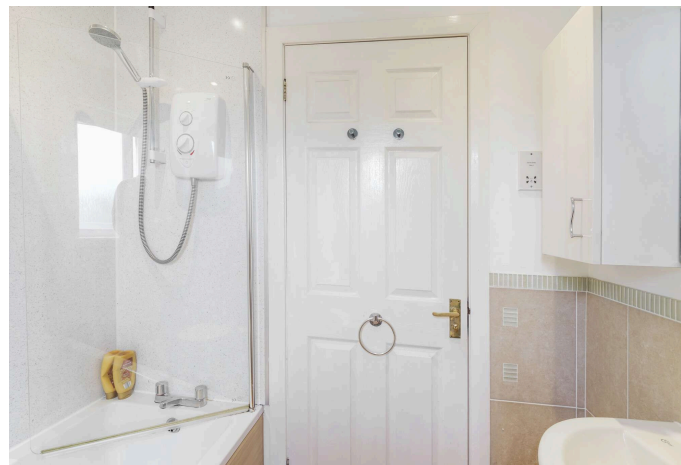
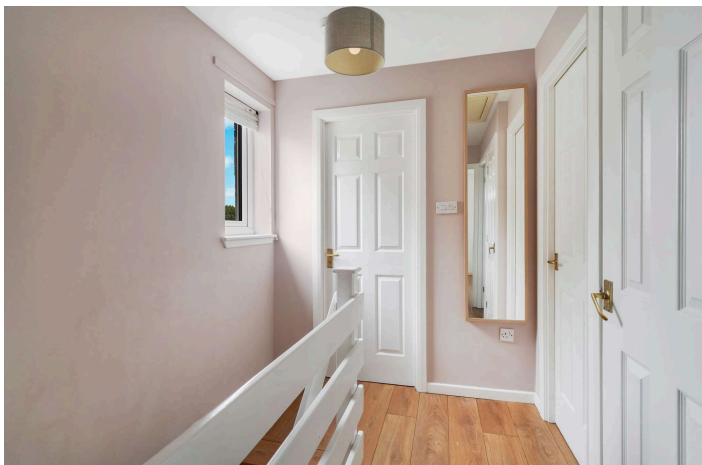
All the fitted carpets and blinds are included in the sale price.

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

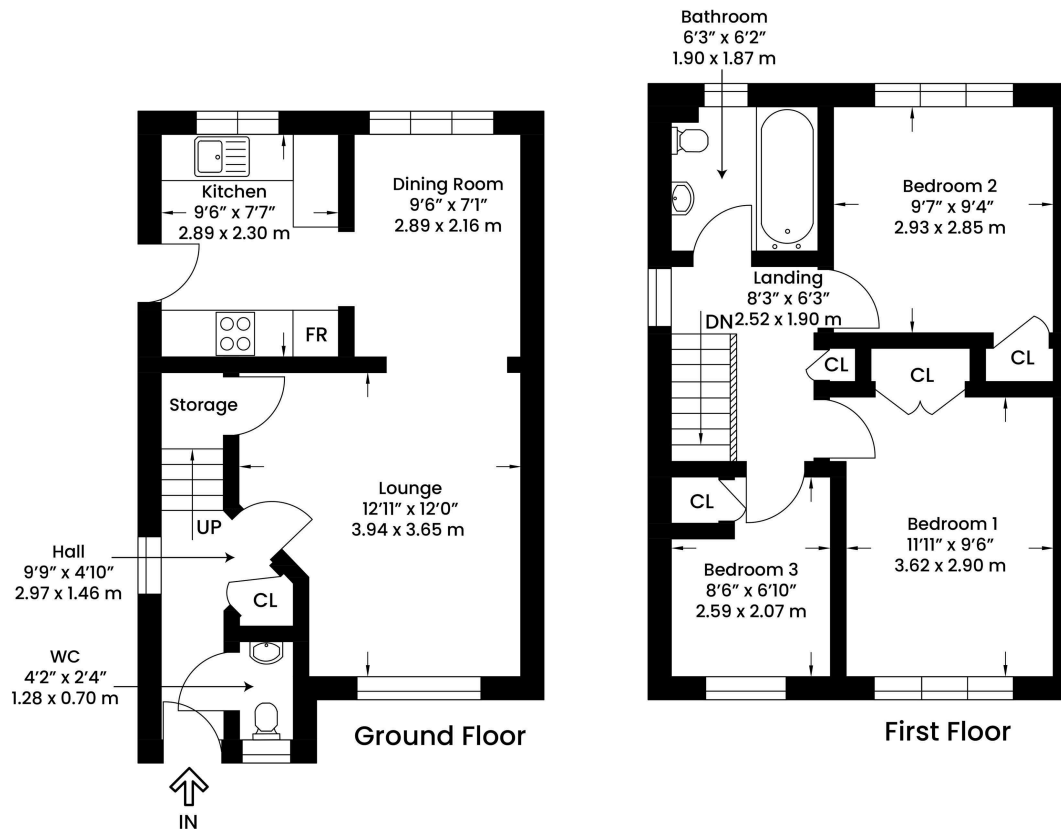
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PROPERTIES FOR SALE

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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