

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



102 Leadsid Crescent, Dunfermline, KY12 0NS
Offers Over £124,950



Bright and well proportioned end terraced villa located in a popular residential area within easily reach to City centre and schools. Entrance Hall, Lounge, Breakfasting kitchen, 3 Bedrooms, Shower room. Double glazing. Gas central heating. Neat, easily maintained gardens to front and rear (south facing). Garage and long driveway. Neatly presented. Ideal family home. Popular house type. EPC - D. Council tax - B. Freehold.

LOCATION

102 Leadsie Crescent is situated within the established residential village of Wellwood, a popular and family friendly setting just to the north of Dunfermline city centre. Wellwood offers a peaceful, semi rural atmosphere while remaining highly convenient for local amenities and commuting.

The area is known for its close knit community feel and attractive surroundings, with a mix of traditional and modern homes set against a backdrop of open green space and countryside.

Locally, Wellwood benefits from everyday amenities including a local shop, leisure facilities and a golf course, while schooling is well catered for, with primary education at nearby McLean Primary School and secondary schooling at Queen Anne High School, both within easy reach of the property.

Just a short distance away, Dunfermline city centre offers a comprehensive range of amenities including supermarkets, high street shopping, restaurants, leisure facilities and cultural attractions. The city is well regarded for its family-friendly environment, green spaces and strong sense of community, as well as its rich history and expanding modern infrastructure.

PROPERTY - END TERRACED VILLA

- Popular area
- Sought after property type
- Well maintained
- Ideal family home
- Gardens to front and rear (south facing)
- Garage
- Long driveway offering ample parking
- Convenient location for schools and City centre amenities

ACCOMMODATION

Hall 3.00 m x 1.94 m / 9'10" x 6'4"

With door to lounge and open plan with the kitchen. Stairs to upper level.

Lounge 5.85 m x 3.57 m / 19'2" x 11'9"

This is a well proportioned lounge. Front and rear.

Breakfasting Kitchen 3.91 m x 3.00 m / 12'10" x 9'10"

Fitted with floor and wall units. Door to garden. Rear.

Landing 2.12 m x 1.74 m / 6'11" x 5'9"

With doors to 2 bedrooms and shower room.

Bedroom 1 3.60 m x 3.29 m / 11'10" x 10'10"

This well proportioned double bedroom which has access to bedroom 3, which has been converted to a dressing room. Front.

Bedroom 2 2.93 m x 2.38 m / 9'7" x 7'10"

A good sized double bedroom which good storage cupboards. Rear.

Bedroom 3 3.16 m x 2.30 m / 10'4" x 7'7"

This room is currently accessed from bedroom 1 and is used as a walk in wardrobe/dressing room. This could be converted back as a third bedroom. Side.

Shower Room 3.42 m x 1.43 m / 11'3" x 4'8"

The shower room has been re-fitted with a modern white suite incorporating a wash hand basin set in a vanity unit with storage. Rear.

Gardens

This property enjoys neatly presented areas of garden ground which have been landscaped with ease of maintenance in mind.

GARAGE/DRIVEWAY

There is a single garage accessed via a long 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

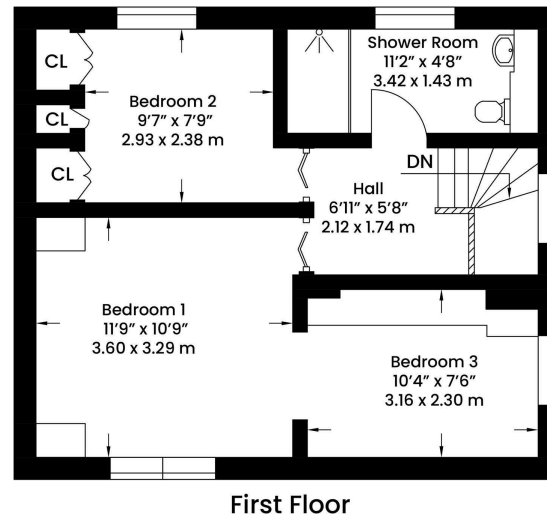
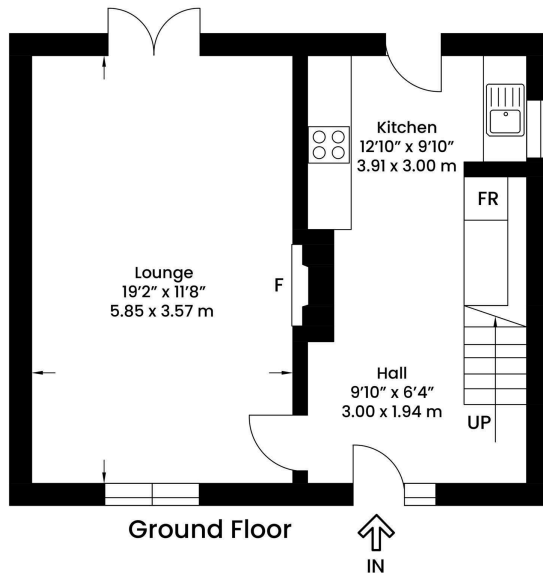
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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