



BURT STREET WELLWOOD | OFFERS OVER £95,000  
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# BURT STREET

## WELLWOOD

£95,000

Rarely available 2 bedroom Upper Villa Main Door Flat with its own private garden and wonderful views across Canmore golf course that cannot fail to impress!

In the popular village of Wellwood, this walk-in condition 2 bedroom Upper Flat is a rare gem waiting to be discovered. The property offers bright, spacious accommodation that will delight all who view, comprising welcoming reception hall, attractive, spacious lounge with feature fireplace and attractively fitted modern kitchen includes built-in hob/oven and cooker hood. There are two excellent double bedrooms with built-in storage and a superb refitted modern bathroom.

The property also benefits from new double glazing, cavity wall insulation and gas central heating.

### DESCRIPTION

Whether you're looking for a peaceful sanctuary away from the hustle and bustle of city life or a place to enjoy the beauty of nature, this flat ticks all the boxes. An excellent home that would suit first time buyers, investors or small family. The property is offered in move in condition and a credit to the present owners.

As you step into this superb Main Door Upper Villa Flat, you'll be greeted by a spacious layout that ensures convenience and easy living, making it a practical choice for those looking for a comfortable home. The generous lounge has a feature fire surround and offers a tranquil spot to unwind or entertain guests. The two double bedrooms provide ample space, while the attractive fitted kitchen with superb open views across Canmore Golf Course is perfect for whipping up delicious meals. The modern refitted bathroom adds a touch of luxury to this lovely flat, ensuring that every aspect of your daily routine is met with style and comfort. With new gas heating and double glazing in place, you can stay warm and cosy throughout the year, no matter the season.

With its prime village location, desirable modern features and delightful private garden, early viewing is highly recommended to seize the opportunity to make this charming flat your own. Call your local Professional Estate Agent Colin Jenkins at AMAZING RESULTS!™ Estate Agents today to book your viewing appointment.

### LOCATION

Wellwood is a small village to the north of Dunfermline. It has a leisure centre and a golf course (Canmore). It is nearby the Town Loch and also is partially bordered by Queen Anne High School.

The property is conveniently located within easy reach of Dunfermline's city centre and near nurseries, primary and high schools, local amenities and commuter links offering a convenient lifestyle with amenities such as shops, schools and parks just moments away.

Once Scotland's ancient capital, Dunfermline is now Scotland's newest city with a good road and rail network making it one of the most accessible in central Scotland. The extensive amenities of Dunfermline's bustling city centre includes excellent shopping facilities, banks, professional offices, golf courses as well as schooling at nursery, primary, secondary and college levels. Dunfermline also provides access to numerous restaurants, bars, churches, theatres, cinemas and sports facilities, along with a number of other leisure pursuits.

A popular commuter base, Dunfermline offers swift road access to all parts of central Scotland and beyond with easy access to M90, Queensferry Crossing and Kincardine Bridge and Scotland's major motorway network as well as frequent local and national bus services. There is a frequent train service from Dunfermline and Inverkeithing stations offering regular and direct services to Edinburgh Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away.

### KEY FEATURES

- \* Spacious Upper Villa Flat
- \* Outstanding Countryside Views
- \* 2 Double Bedrooms
- \* Generous Lounge
- \* Attractively Fitted Kitchen
- \* Refitted Modern Bathroom
- \* New Gas Heating & Double Glazing
- \* Delightful Private Gardens

### EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the purchase price.

### GARDENS

The private garden to the rear is a delight to view! With a generous area of laid-to-lawn and mature hedge surround providing a high degree of privacy. The main feature is a raised decked area with bar in sunny position for those relaxing days outdoors. There is also a shared area of lawned garden to the side of the property.

### INTERESTED IN VIEWING THIS HOME?

Call your local Estate Agent, Colin Jenkins to see this property. Viewing by appointment. 01383 699 000 | 07977 170505.

### MORTGAGE ADVICE

Want to make sure you are getting the best mortgage rate? Our trusted mortgage experts can compare 1,000's of great mortgage deals for you. It's fee-free independent mortgage advice that could save you time and money.

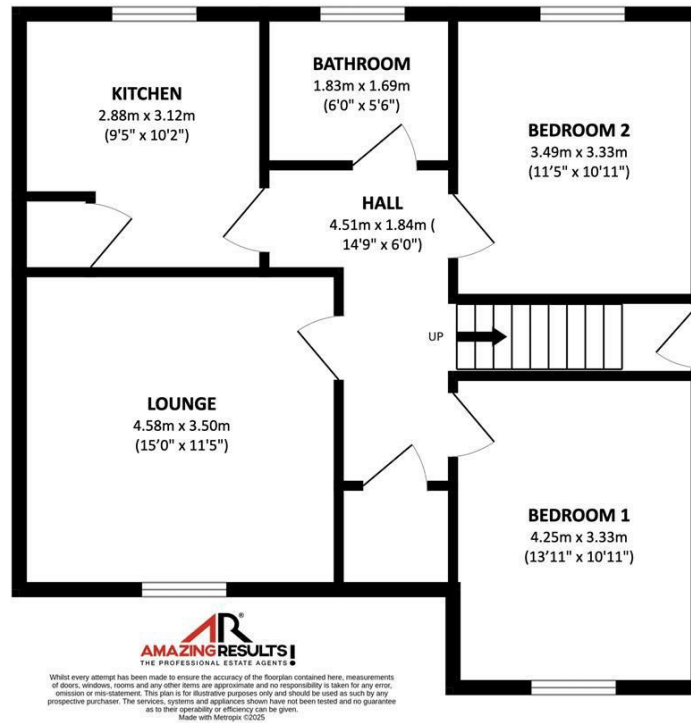
### PROPERTY TO SELL?

Get a no obligation property valuation with your local expert, Colin Jenkins today on 01383 699 000, or book a FREE valuation online at AMAZINGRESULTS.com.

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| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-----------|--|-----------|
|   | Potential |  | Potential |
| Very energy efficient - lower running costs |           |  |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                             |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                               |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                               |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                               |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                               |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                               |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                |           |
| Not energy efficient - higher running costs |           |  |           |
| Scotland                                    |           | Scotland                                       |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                        |           |



To view this property call Colin Jenkins on 0800 999 1565





Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)  
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

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