

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**29 Gowanbrae Drive, Dunfermline, KY12 7RL**  
**Offers Over £220,000**





Bright and well proportioned semi detached villa enjoying a pleasant location within the much sought after Garvock Hill area and offering superb family accommodation. Entrance hall, Lounge, Dining room, Attractive Kitchen, 3 Double Bedrooms, Bathroom. Gas central heating. Double glazing. Gardens to front and rear (Rear garden is south facing). Garage with long driveway for several cars. Move in condition. Modern decor. Popular property type. Walking distance to City centre and Queen Margaret railway station. Potential to extend. EPC - C. Council Tax - E. Freehold

## LOCATION

Gowanbrae Drive is within walking distance of Dunfermline City centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide regular services to Edinburgh with inter city links to other parts of the UK. Queen Margaret train station is within walking distance (approx 16 mins). There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary education.

## PROPERTY - SEMI DETACHED VILLA

- Hall
- Lounge
- Dining room
- Kitchen
- 3 Double bedrooms
- Bathroom
- Gas central heating / double glazing
- Gardens to front and rear
- Garage with long driveway
- Great family home
- Potential to extend (prospective purchasers would have deal with planning consents etc)

## ACCOMMODATION

### Hall

This is a bright, spacious entrance hall. Doors to lounge, dining room, Kitchen, Bedroom 3 and bathroom. Understairs storage cupboard.

### Lounge 4.40 m x 3.60 m / 14'5" x 11'10"

A well proportioned lounge. Front.

### Dining Room 3.30 m x 2.50 m / 10'10" x 8'2"

Door to hall. Archway to kitchen. Rear.

### Kitchen 4.10 m x 1.90 m / 13'5" x 6'3"

An attractive fitted kitchen. Archway to dining room. Door to garden. Side.

### Bedroom 3 3.70 m x 3.10 m / 12'2" x 10'2"

This is a good sized double bedroom. Rear.

### Bathroom 1.90 m x 1.90 m / 6'3" x 6'3"

Fitted with a modern white suite incorporating a shower set over the bath. Side.

### Landing

Storage cupboard. Door to bedroom 1 and 2.

### Bedroom 1 4.60 m x 4.40 m / 15'1" x 14'5"

A superbly proportioned double bedroom. Attractive views over Dunfermline to Townhill beyond. Storage in eaves. Front.

### Bedroom 2 3.30 m x 3.00 m / 10'10" x 9'10"

The second double bedroom is also of excellent proportions. Storage cupboard Side.

### Gardens

The property enjoys areas of garden ground to the front and rear of the property. The rear garden is south facing.

### GARAGE/DRIVEWAY

There is a single garage accessed via a long driveway offering parking for several cars.

### HEATING

Gas central heating.

### GLAZING

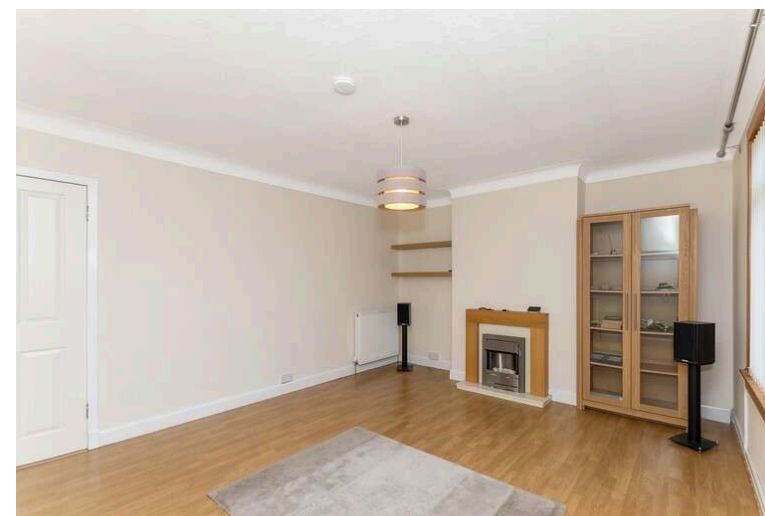
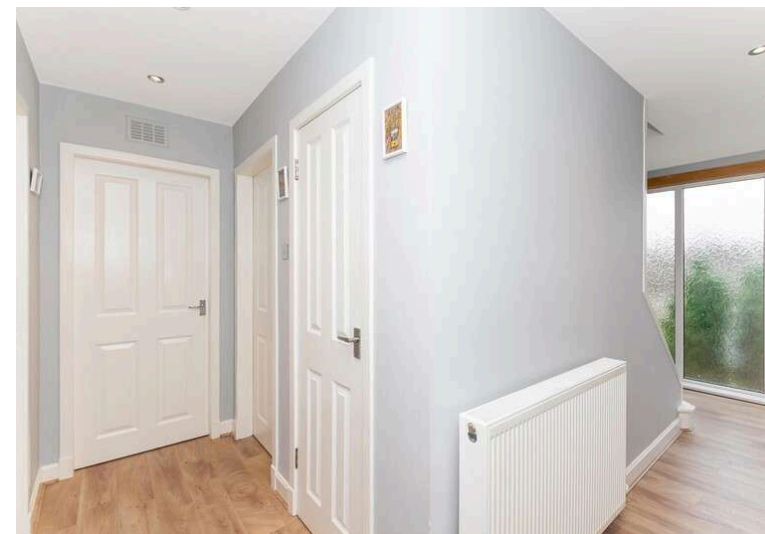
Double glazing.

### 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

## 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

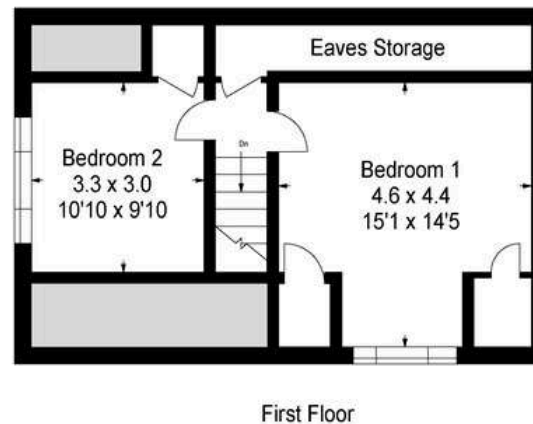
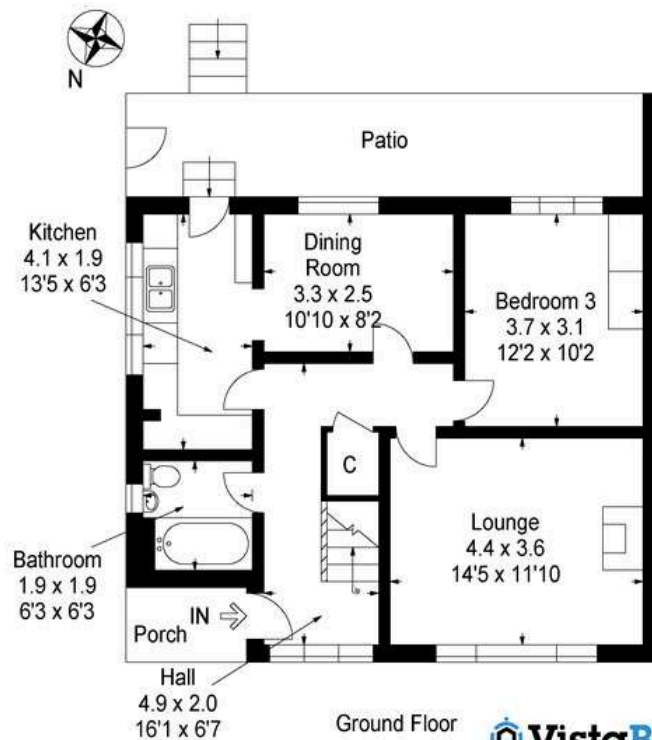
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: [ismith@ross.connel.co.uk](mailto:ismith@ross.connel.co.uk)



**VistaBee**  
DIGITAL CONTENT CREATION

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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