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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**3 Bramble Crescent, Dunfermline, KY11 8PZ**  
Offers Over £305,000



Well proportioned detached villa enjoying a most attractive location within cul-de-sac setting enjoying an open outlook to the front. Entrance hall, Downstairs WC, Lounge, Stylish open plan Family/Dining kitchen, Master bedroom (En-suite shower room) 3 Further Double bedrooms (master en-suite shower room), Family Bathroom. Double glazing. Gas central heating. Garage. Driveway. Gardens to front and rear. Modern decor throughout. Bright accommodation. Great family home in move in condition. EPC - B. Council tax - F. Freehold.

## LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the town, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## PROPERTY - DETACHED VILLA

- Hall
- Downstairs WC
- Lounge
- Stylish family dining kitchen
- Utility room
- Master Bedroom (En-suite shower room)
- 3 Further double bedrooms
- Family bathroom
- Double glazing / Gas central heating
- Gardens to front and rear
- Garage
- Driveway
- Modern decor
- Superb family home

## ACCOMMODATION

### Hall

With doors leading to the WC, lounge and dining kitchen. Stairs to upper level. Understairs storage cupboard.

### WC 2.00 m x 0.90 m / 6'7" x 2'11"

Fitted with a white suite. Front.

### Lounge 4.60 m x 2.90 m / 15'1" x 9'6"

This is a bright and well proportioned lounge. Front.

### Open plan - Dining area 3.10 m x 2.90 m / 10'2" x 9'6"

The dining/family area is open plan with the kitchen. Door to utility room. French doors to garden. Rear.

### Kitchen area 2.90 m x 2.90 m / 9'6" x 9'6"

The kitchen fitted with modern floor and wall units in high gloss with complementary worktops incorporating a breakfast bar. Integrated fridge/freezer and dishwasher. Rear.

### Utility Room 2.00 m x 1.60 m / 6'7" x 5'3"

Fitted with a floor unit to match kitchen. Large storage cupboard. Door to garden. Rear.

### Landing

With doors leading to 4 Bedrooms and family bathroom. Storage cupboard.

### Master Bedroom 3.80 m x 3.30 m / 12'6" x 10'10"

This is a good sized double bedroom, which enjoys the benefit of a full width built in wardrobes. Front.

### En-suite Shower room 1.70 m x 1.30 m / 5'7" x 4'3"

Fitted with a modern white suite. Front.

### Bedroom 2 4.20 m x 2.60 m / 13'9" x 8'6"

The second bedroom is also of good proportions. Front.

### Bedroom 3 3.40 m x 3.30 m / 11'2" x 10'10"

The third double bedroom enjoys the benefit of a built in wardrobe. Rear.

### Bedroom 4 3.30 m x 2.60 m / 10'10" x 8'6"

The fourth double bedroom is currently used as an office. Rear.

### Family Bathroom 2.20 m x 1.70 m / 7'3" x 5'7"

The bathroom is fitted with a modern white suite. Rear.

### Gardens

There are areas of garden ground to the front and rear of the property. The rear garden is fully enclosed and offers a pet and child safe environment.

### GARAGE/DRIVEWAY

There is a single garage accessed via a monoblock driveway.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

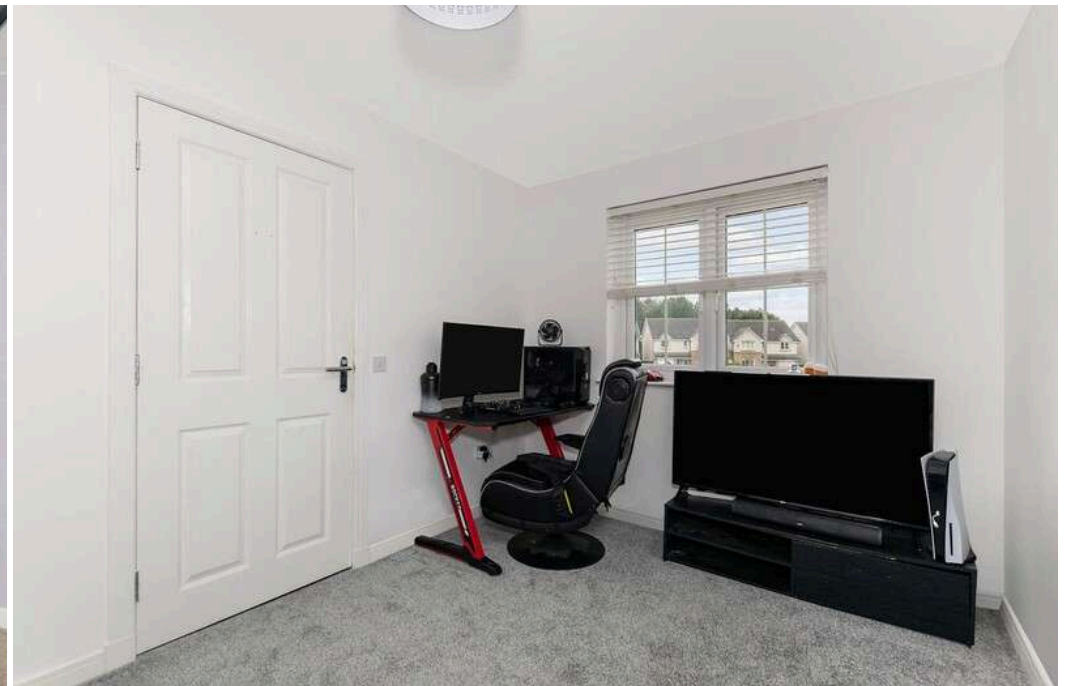
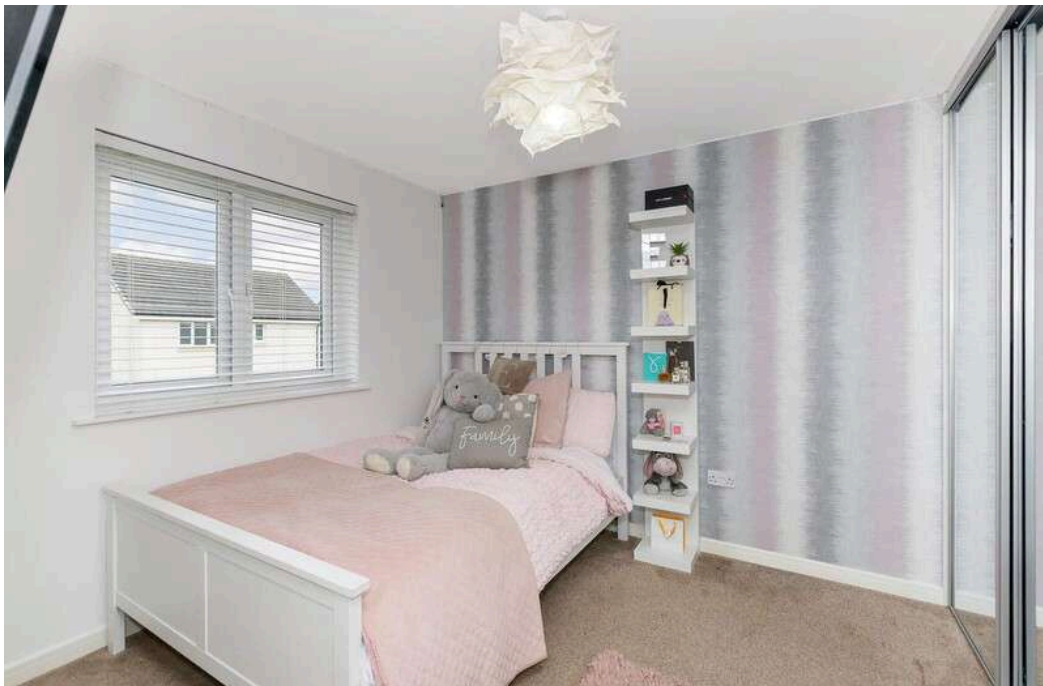
All the fitted carpets and blinds together with integrated kitchen appliances are included in the sale price.













## 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

## Home Report

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

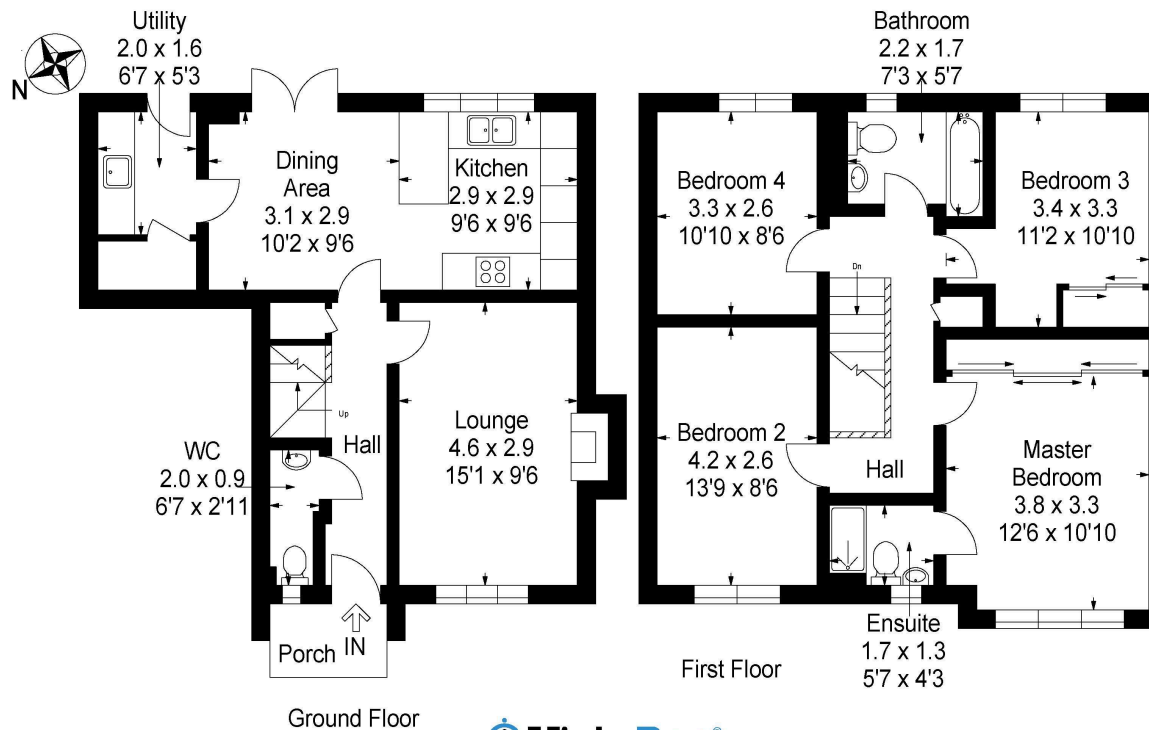
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: lsmith@ross.connel.co.uk



Ground Floor

**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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