

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**5 Frew Court, Dunfermline, KY11 3PF**  
Offers Over £119,950



Well proportioned end terraced villa enjoying a quiet, hideaway setting within popular residential area. Spacious entrance hall, Large walk in storage room. Lounge, Attractive breakfasting kitchen (patio doors to garden), 2 Double bedrooms, Modern shower room. Double glazing. Partial Gas central heating. Lovely gardens to front, side and rear. Great starter home on move in condition. Well maintained. Early viewing a must! EPC - D. Council tax - C. Freehold.

## LOCATION

Frew Court enjoys a hideaway location that forms part of the well-known and sought after Brucefield area of Dunfermline which is situated approximately 1.3 miles south of the town centre. This property enjoys a convenient location close to local shops and transport facilities. There are numerous bus services to the town centre which offers a wide range of shopping and leisure facilities. Similarly, there are express bus services to Edinburgh from the end of the street on Aberdour Road and other parts of the country. The M90 with its link to the national motorway network is only 5 minutes by car and brings all the main conurbations in Central Scotland within easy reach.

## PROPERTY - END TERRACED VILLA

- Hall
- Storage room
- Lounge
- Breakfasting kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating (Part)
- Lovely, well proportioned gardens to the front, side and rear
- Ideal starter/family home
- Walk in condition
- Attractive location

## ACCOMMODATION

### Hall

This is a good sized reception hall. Door to lounge, kitchen and walk in storage room. Stairs to upper level. New carpet.

### Storage room 2.90 m x 2.20 m / 9'6" x 7'3"

This is a very handy area in any family home, which could be used for a variety of purposes. Houses gas boiler.

### Lounge 6.00 m x 3.20 m / 19'8" x 10'6"

This is a well proportioned lounge, which enjoys an outlook over the rear garden. Rear.

### Breakfasting Kitchen 4.80 m x 3.00 m / 15'9" x 9'10"

A lovely bright kitchen, which has been refitted with modern floor and wall units. The kitchen enjoys a twin aspect to the front and rear. Patio doors to garden.

### Landing

With doors to 2 bedrooms and the shower room. Large storage cupboard.

### Bedroom 1 4.30 m x 3.00 m / 14'1" x 9'10"

A spacious double bedroom. Located to the rear.

### Bedroom 2 4.20 m x 2.90 m / 13'9" x 9'6"

The second double bedroom is also of good size. Located to the rear.

### Shower Room 2.10 m x 1.90 m / 6'11" x 6'3"

The shower room has been upgraded with a modern white suite incorporating a wash hand basin set in a high gloss vanity unit. Located to the front.

### Gardens

The property boasts lovely gardens the front, side and rear, which are well established and very private. Fully enclosed offering a pet and child safe environment.

### PARKING

There is ample on street parking in the area.

### HEATING

Gas central heating based the gas boiler, which was installed approx. 6 years ago, located in the storage room. The boiler is still under guarantee till 2028. Please note that there are no radiators in the 2 bedrooms.

### GLAZING

Double glazing.

### EXTRAS

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

### HOME REPORT

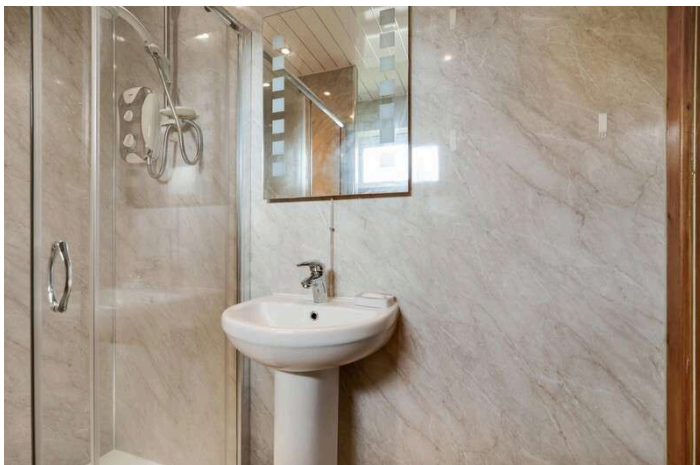
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

### SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/ Guarantees given.













## 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 Alan Dear at Ross & Connel on 01383 721156

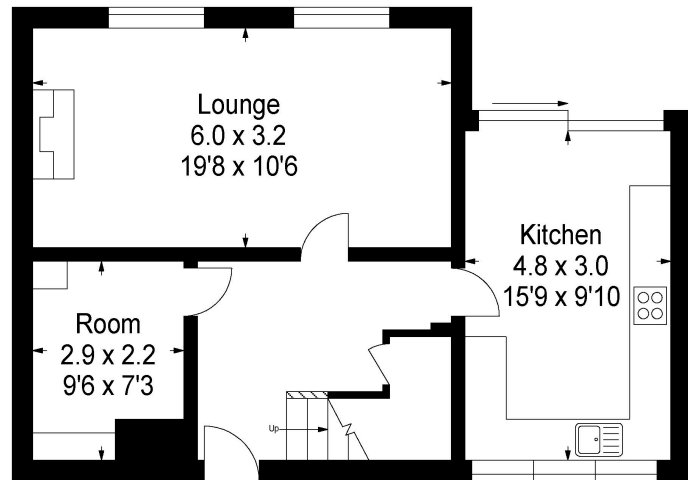
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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

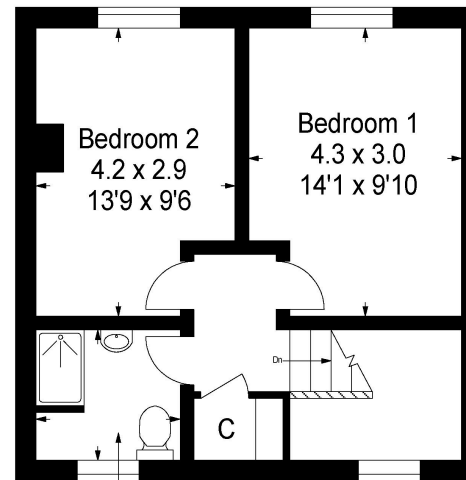
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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Ground Floor



First Floor

**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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