

ROSS & CONNELL

Solicitors, Conveyancers & Business Lawyers



**Penarth, Upper Millhill Street,
Dunfermline, KY11 4SP Fixed Price £347,000**



Truly outstanding and generously proportioned traditional semi detached villa (Built 1925) offering superb family accommodation in an extremely convenient location within walking distance to Dunfermline Railway Station, schools and local amenities. Extensively modernised to an exceptional standard. Entrance vestibule, Hall, Large lounge (Bay window), Spacious dining kitchen, Utility room, Downstairs WC, 4 Double Bedrooms (2 with en-suite shower rooms), Family bathroom. DG/GCH. Lovely, landscaped gardens to front and rear (decking & artificial grass). Double driveway. Stylish decor. Re-wired and Re-plumbed in recent years. Top quality fixtures and fittings throughout. Some original features. Move in condition. EPC - C. Council tax - E. Freehold.

LOCATION

The ancient capital of Scotland, Dunfermline was successful in a competition to become a city to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House also reflect the historic interest of the city. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway station, which is only a couple of minutes' walk from Upper Millhill Street, provides a regular service to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing

PROPERTY FEATURES

- Fully modernised and upgraded to an excellent standard
- Superbly proportioned accommodation
- Pristine decor
- Immaculately presented
- Quality fixtures and fittings throughout
- 2 En-suite shower rooms
- Most attractive gardens with decking and Astro
- Off street parking for 2 cars
- Excellent location for commuters
- Convenient location only a couple of minutes from Railway station
- Walking distance to City centre, Primary & High schools

ACCOMMODATION

Entrance Vestibule

A replacement front door gives access to this lovely family home.

Hall

This is a very welcoming reception hall. Doors leading to the Lounge, Dining kitchen, Utility room and Bedroom 4. Stairs to upper level.

Lounge 5.00 m x 4.20 m / 16'5" x 13'9"

This beautifully proportioned lounge features a large bay window and wall mounted log fire. Front.

Dining Kitchen 3.50 m x 5.80 m / 11'6" x 19'0"

Very stylish & well proportioned dining kitchen. French doors to garden. Attractive tiled floor with underfloor heating. Storage cupboard. Rear & Side.

Utility Room 1.80 m x 1.60 m / 5'11" x 5'3"

A very handy area. Door to garden. Door to WC. Rear.

WC 1.80 m x 1.10 m / 5'11" x 3'7"

Fitted with a contemporary white suite. Rear.

Bedroom 4 4.00 m x 2.60 m / 13'1" x 8'6"

This is a well proportioned double bedroom which offers an excellent space for a teenager or visiting guest as it boasts an en-suite shower room. Front.

2nd En-suite Shower room 2.10 m x 1.00 m / 6'11" x 3'3"

Having a 2nd en-suite shower room is a superb addition to any family home. Fitted with a modern white suite with stylish subway style tiling. Side.

Landing

This spacious landing has doors leading to the 3 double bedrooms and family bathroom. Storage cupboard. Velux rooflight giving added natural light.

Master Bedroom 3.90 m x 3.50 m / 12'10" x 11'6"

The master bedroom boasts built in wardrobes, French doors leading to a Juliette balcony. Door to en-suite shower room. Side and rear.

En-suite Shower room 2.20 m x 1.70 m / 7'3" x 5'7"

This en-suite is of good proportions and fitted with a modern white suite with contemporary basin and storage unit. Attractive subway style tiling.

Bedroom 2 4.70 m x 4.10 m / 15'5" x 13'5"

The beautiful second double bedroom is of very generous proportions and features a large bay window and the original fireplace. Front.

Bedroom 3 4.20 m x 4.00 m / 13'9" x 13'1"

Another good sized double bedroom. Front.

Family Bathroom 3.00 m x 2.20 m / 9'10" x 7'3"

The family bathroom has been fitted with a modern white suite incorporating a separate shower compartment. Extensively tiled. Underfloor heating. Side.

Gardens

The owner has superbly landscaped the gardens with the ease of maintenance in mind. The rear garden boasts several decked areas, attractive seating areas and an area of Astro. Rotary clothes dryer. Attractive log store.

DRIVEWAY

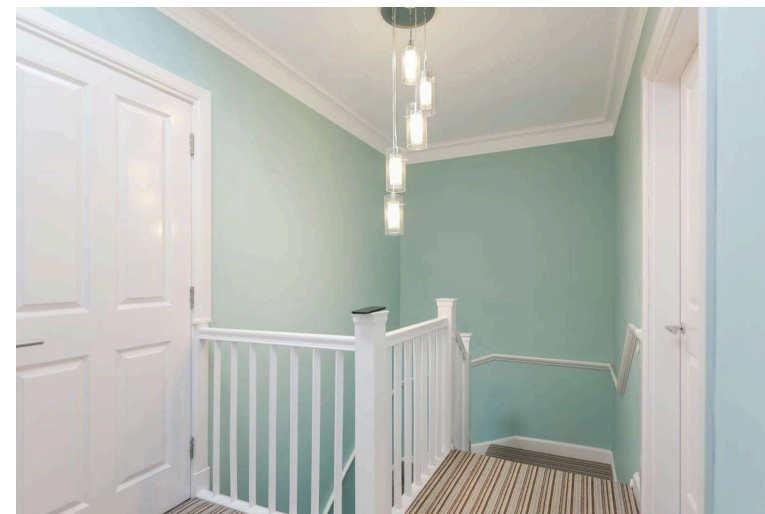
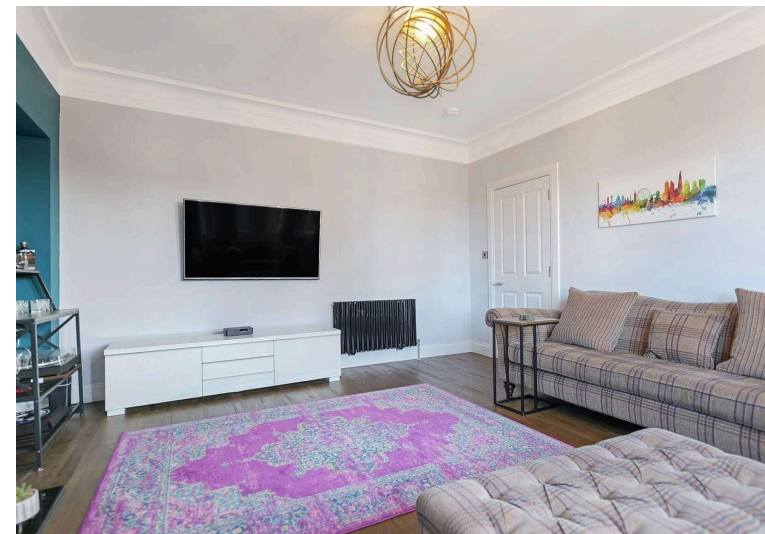
There is a double Monoblock driveway.

HEATING & GLAZING

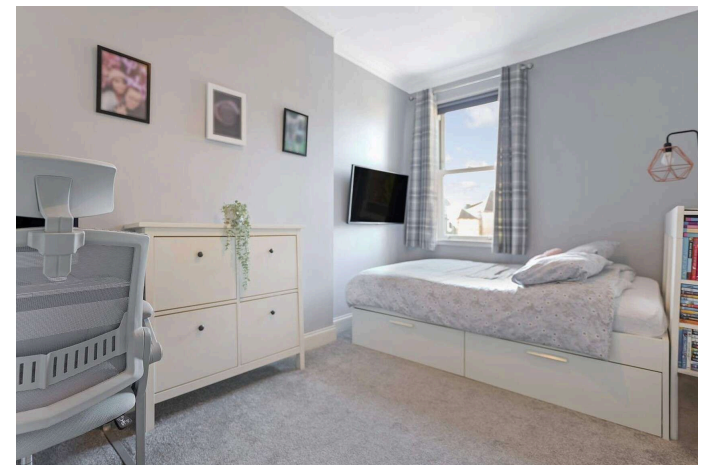
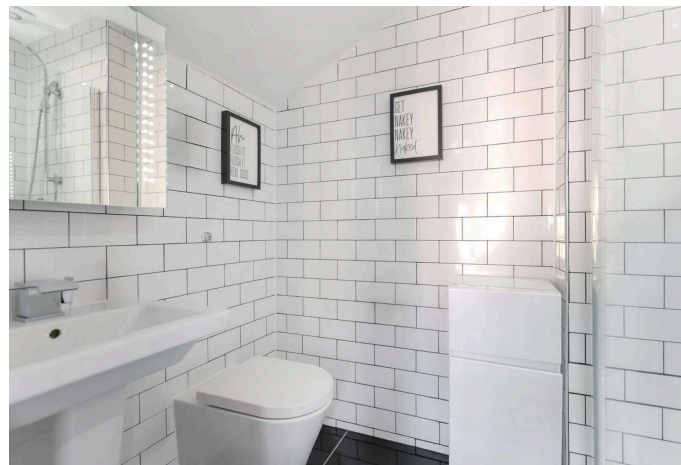
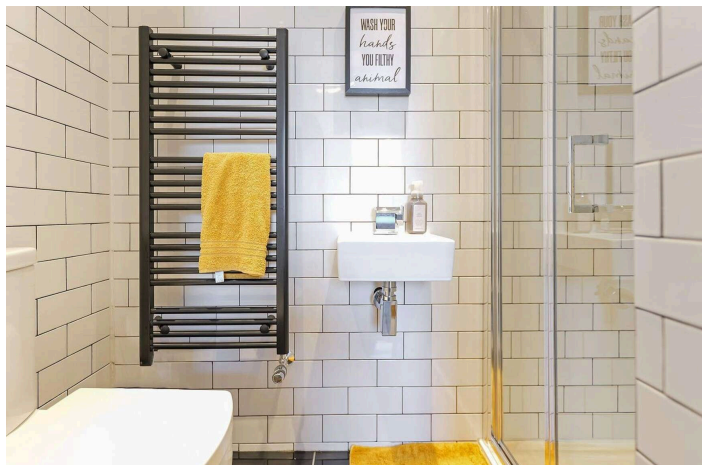
Gas central heating and Double glazing.

EXTRAS

All the good quality flooring 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.

HOME REPORT

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

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

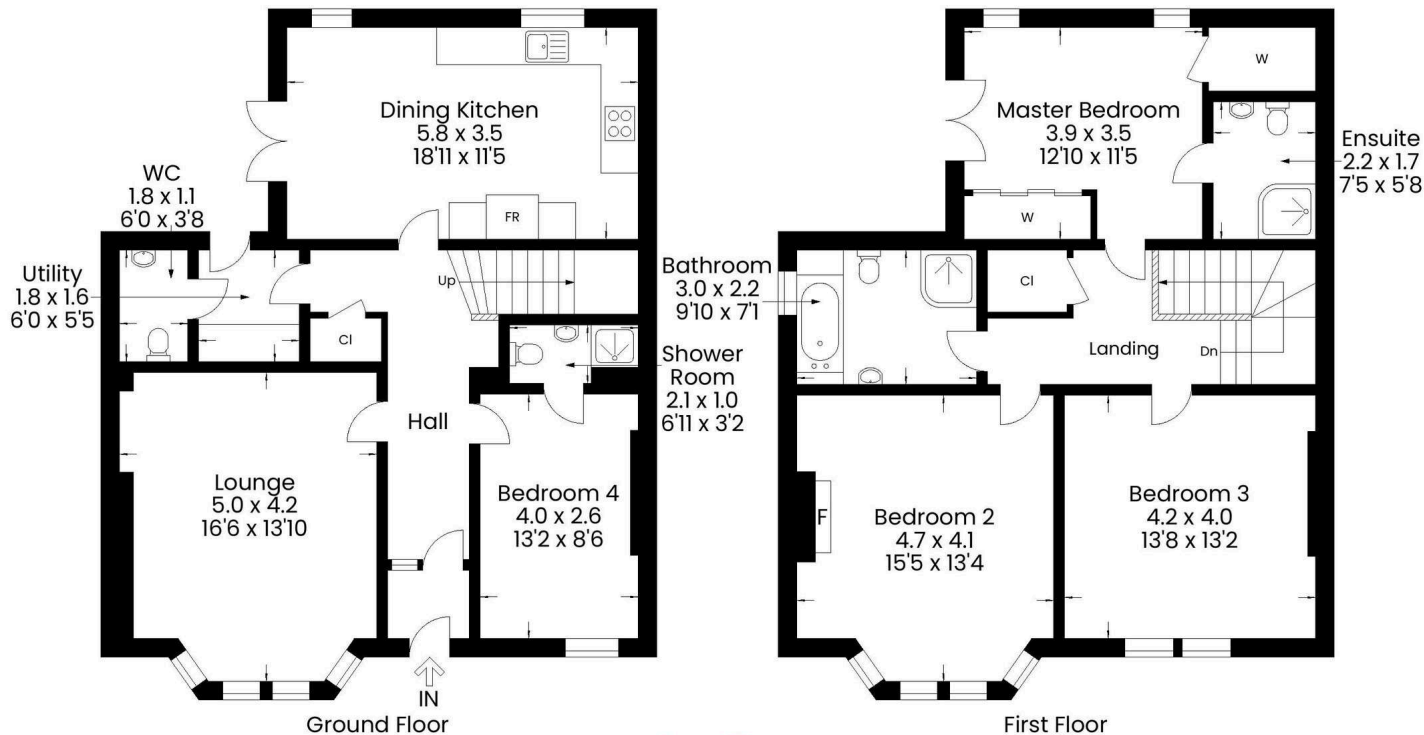
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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)
VistaBee 2025

espc



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