

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



27 Killochan Way, Dunfermline, KY12 0XT
Offers Over £159,950



Bright and well presented mid terraced villa enjoying a quiet cul-de-sac location within much sought after residential area. Entrance Hall, Spacious Lounge/Dining room, Breakfasting kitchen, 2 Double bedrooms, Shower room (new). Double glazing. Gas central heating. Attractive, easily maintained gardens to front and rear. Ample residents parking to front and rear. Modern decor. Well maintained. Move in condition. Ideal starter/family home. EPC - D. Council Tax - C. Freehold.

LOCATION

Killochan Way is well placed in a much sought after residential area of Dunfermline. 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 City, 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 Road 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 City. The local railway stations, which is within walking distance provides 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 - MID TERRACED VILLA

- Quiet cul-de-sac setting
- Popular property type
- Sought after residential area
- Close to local amenities
- 0.8 Miles to Queen Margaret railway station
- 1.1 Miles to City centre
- Modern decor
- Attractive gardens
- Ample parking
- Excellent starter/family home

ACCOMMODATION

Hall 2.31 m x 1.41 m / 7'7" x 4'8"

With door to Lounge.

Lounge/Dining room 5.80 m x 3.64 m / 19'0" x 11'11"

This is a bright and well proportioned lounge/dining room. Stairs to upper level. Door to kitchen. Front.

Breakfasting Kitchen 3.64 m x 2.43 m / 11'11" x 8'0"

This kitchen is also a good sized and is well fitted with floor and wall units. Breakfast bar. Cupboard housing the boiler. Door to garden. Rear.

Landing 2.71 m x 1.02 m / 8'11" x 3'4"

With doors to 2 bedrooms and bathroom.

Bedroom 1 2.87 m x 2.72 m / 9'5" x 8'11"

This well proportioned double bedroom enjoys the benefit of a built in wardrobe. Front.

Bedroom 2 3.54 m x 2.55 m / 11'7" x 8'4"

The second double bedroom is also of a good size and benefits from a double built in wardrobe with sliding doors. Rear.

Shower Room 1.94 m x 1.54 m / 6'4" x 5'1"

This is a very stylish shower room that has recently been refitted with a modern white suite incorporating a shower set in a large walk in shower enclosure with glass screen. The wash hand basin is set in an attractive built in storage unit. Wet wall panelling. Contemporary LED mirror. Mid.

Gardens

This property features neatly presented and easily maintained areas of garden ground to the front and rear. The larger rear garden comprises a good sized patio, a chipped area and is fully enclosed by good quality fencing offering a child and pet safe environment.

PARKING

There is ample residents and visitor parking directly to the front of the property.

HEATING

Gas central heating.

GLAZING

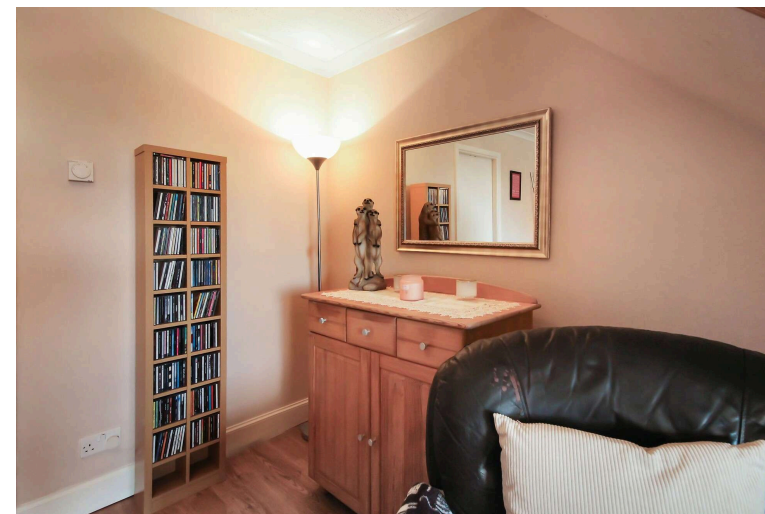
Double glazing.

EXTRAS

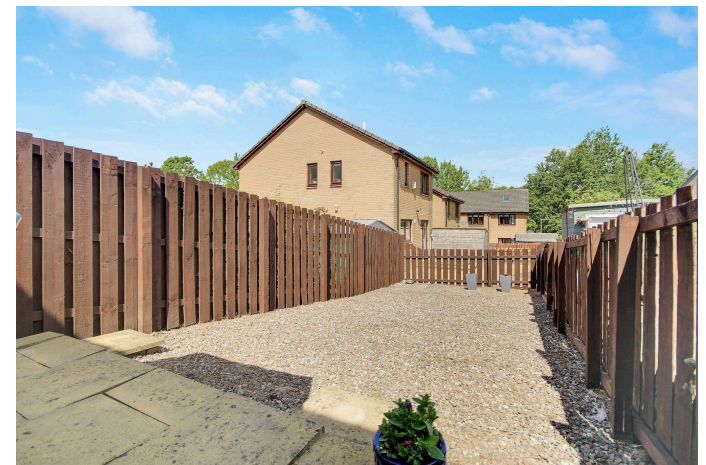
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

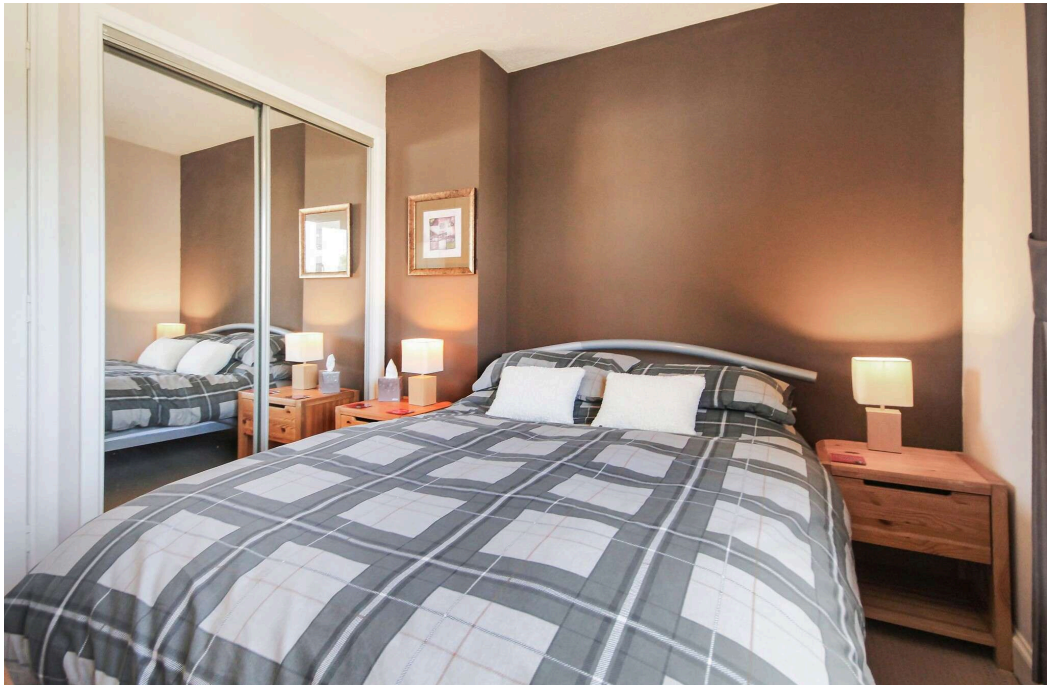
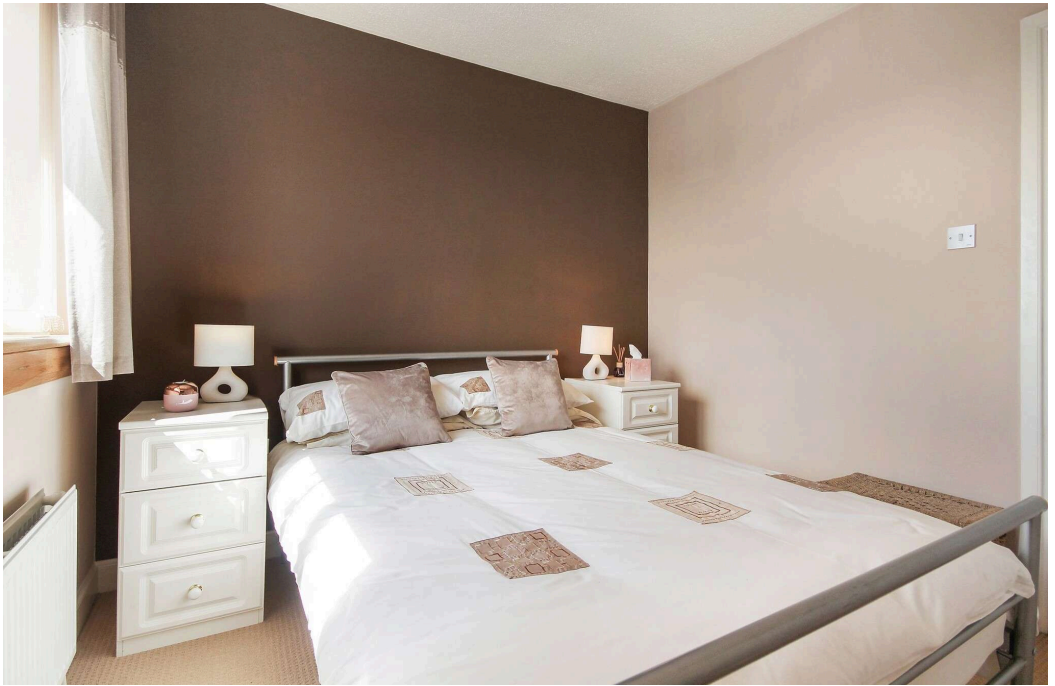
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

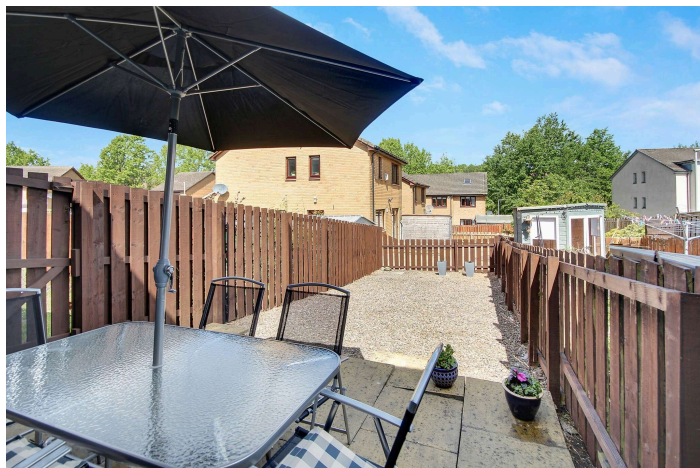












VIEWING

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

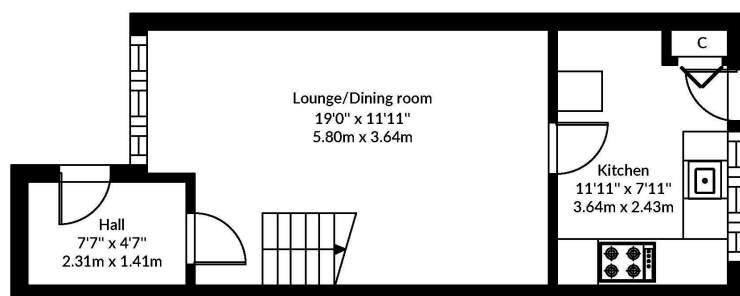
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.co.uk

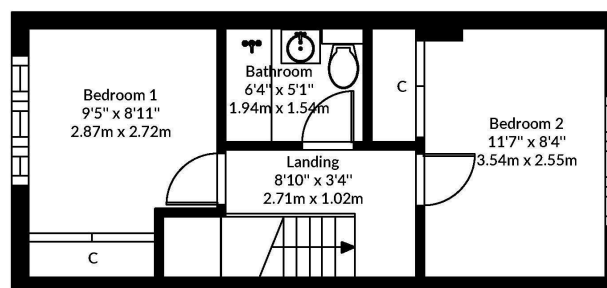
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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FLOOR 1



FLOOR 2

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

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