





# 23 HUNTER PLACE DUNFERMLINE, KY12 9YF

£135,000 FREEHOLD

New for sale a Spacious Mid Terraced Villa with Garage situated in the popular Milesmark are of Dunfermline. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home in much loved small cul de sac with elevated River/ Bridges views comprising: Entrance Porch- Lounge-Dining Kitchen - Two Double Bedrooms - Modern Bathroom/WC. Benefitting from DG- GCH -EPC C. Externally Garage - Front Garden & low maintenance rear garden. View Now. HOME REPORT £140,000.



### 23 HUNTER PLACE

MID TERRACED VILLA WITH ELEVATED RIVER/
BRIDGE VIEWS • TWO DOUBLE BEDROOMS • DG-GCH - EPC C • GARAGE • HOME REPORT
£140,000 • BRIGHT LOUNGE • DINING
KITCHEN • MODERN BATHROOM/WC • FRONT &
REAR GARDENS • SMALL CUL DE SAC IN
MILESMARK





#### **FULL DESRCIPTION**

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#### **LOCATION**

The City of Dunfermline is the Ancient Capital of Scotland & the remains of Robert The Bruce rest. Ideally positioned adjacent to the A92 road network for commuters to Edinburgh - Glasgow - Dundee & Beyond. Dunfermline boats mainline railway halts at Queen Margaret / Dunfermline itself. Halbeath Park & Ride provides additional commuter facilities for this vibrant growing City. Dunfermline offers a wealth of Early Education - Primary & Secondary Schooling facilities. Golf Courses - Carnegie Sports centre to name but a few leisure amenities offered.

#### **ENTRANCE PORCH**

Security door. Cloaks facility.

#### **LOUNGE**

Bright public room. DG window to front floor to ceiling. Laminate floor.

#### **DINING KITCHEN**

Well proportioned with good size dining area. A range of modern fitted wall & base cabinets, wipe clean worktop surface. Inset 1.5 sink. Integrated gas hob,, oven. Dg window to rear. Security door.

#### STAIRS TO FIRST FLOOR LANDING

Loft access. Part floored.

#### **BEDROOM 1**

Spacious double room with double wardrobe. 2 DG windows to front enjoy elevated views towards River & Bridges. Laminate floor.

#### **BEDROOM 2**

Bright double bedroom. 2 DG windows to rear. Laminate floor.

#### MODERN BATHROOM/WC

Comprising a modern suite to include bath with over head electric shower, clear screen. Wash hand basin. Low level wc. Vanity mirror with with recessed lighting. Tiled floor & wall. Chrome radiator. Downlighting.

#### **FRONT GARDEN**

Laid to lawn bordered by plants & shrubs.

#### **REAR GARDEN**

Good size fence enclosed garden. Paved patio leads to lawn & drying area.

#### **GARAGE**

Single garage in row of lock ups.

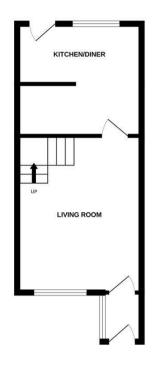
## 23 HUNTER PLACE





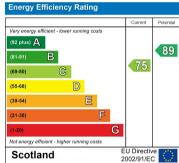


GROUND FLOOR 1ST FLOOR









Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windown, rooms and any other leans are approximate and not responsibility to stake for any entering on insisting or mis-statement. This plain is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operating or efficiency can be given.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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