



28 ALMOND ROAD DUNFERMLINE, KY11 4BX

£115,000
FREEHOLD

New for sale a spacious Elevated Mid Terraced Villa with South Facing aspect towards The Forth Bridges. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a perfect starter home comprising: Entrance Hall - Lounge/ Diner - Kitchen - Two Double Bedrooms - Modern Bathroom/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £120,000. Externally generous garden to front, landscaped tiered rear garden. Ideal for local schooling, shopping & transport links. View Now!



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28 ALMOND ROAD

- SPACIOUS ELEVATED MID TERRACED VILLA • DG-GCH - EPC C - HOME REPORT £120,000 • TWO SPACIOUS DOUBLE BEDROOMS • BRIGHT LOUNGE/ DINER • FITTED KITCHEN • MODERN BATHROOM/WC • GENEROUS ENCLOSED GARDENS • FORTH BRIDGES ROOFTOP VIEWS TO SOUTH • IDEAL STARTER HOME • VIEW NOW!



FULL DESCRIPTION

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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 HALL

Composite security door leads to all accommodation over 2 levels. Laminate floor.

LOUNGE/ DINER

Generously proportioned main public room with

feature electric fireplace with timber surround & exposed brickwork. DG windows to front & rear provide a bright dual aspect. Corniced ceiling. Heating control. Laminate floor.

KITCHEN

Wall & base cabinets, wipe clean worktop, inset 1.5 sink & mixer tap. Integrated gas hob, oven. DG window to rear. Security door. Downlighting.

STAIRS TO FIRST FLOOR LANDING

Loft access.

BEDROOM 1

Spacious light & airy main double bedroom. 2 DG windows to front enjoy a South facing elevated aspect towards Forth Bridges. Laminate floor.

BEDROOM 2

Good size second double bedroom with boiler housed. DG window to rear. Laminate floor.

MODERN BATHROOM/WC

Comprising a updated suite to include jacuzzi spa bath with overhead water fall shower, separate spray attachment with black trim, clear screen. Wash hand vanity unit. Low level wc. Frost DG window. Tiled floor & wall.

FRONT GARDEN

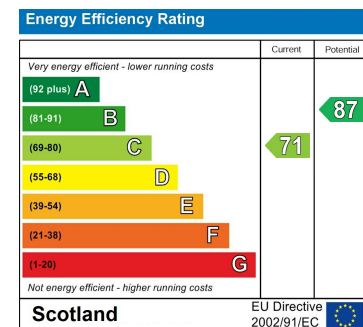
Tiered front garden bounded by hedgerow, potential to create driveway subject to planning.

REAR GARDEN

Generous rear garden landscaped & tiered to provide a low maintenance feel. Lower section laid with all-weather turf, middle section lawn/ plants shrubs. Upper tiers laid with Indian sandstone to create patio/ terraces. Water tap.

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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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