

first for homes

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Contact Allan England's Team

01592 752 944



Rosefinch Wynd, Dunfermline
Offers over £239,995

Rosefinch Wynd, Dunfermline

Lovely 3-Bedroom Semi-Detached Villa With South West Facing Rear Garden & Private Parking For 2 Cars, Built By Miller Homes in 2022, Situated In The Popular Area Of Dunfermline, Fife!

Allan England's award winning team at first for homes present to the market this lovely move in condition 3-bedroom semi-detached villa situated within the popular area of Dunfermline, Fife. Built by Miller Homes in 2022, the property forms an ideal first-time purchase and offers spacious modern living accommodation comprising: entrance hall, welcoming lounge, open plan kitchen/dining space with patio doors leading to the rear garden, kitchen offers integrated oven, hob and fridge/freezer and cloaks/WC. Stairs to the upper level offers master bedroom with en-suite shower room, 2 generous bedrooms and family bathroom. Externally there is a South West facing landscaped garden to the rear and private parking to the front for 2 cars. Early viewing is recommended to ensure you don't miss out!

HOME REPORT VALUE- £250,000

EPC RATING- B

COUNCIL TAX BAND- E

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Dunfermline has excellent amenities and commuter links and provides easy access onto the major routes including the M90 and Forth Road Bridge. There is an extensive range of retail shopping, complimented by a range of leisure facilities including a leisure pool, multi screen cinema, ten-pin bowling and sports centres. Dunfermline also provides a full spectrum of educational establishments including nursery, primary and secondary schools.





SITUATION – Dunfermline

ENTRANCE HALLWAY

LOUNGE

13'1" x 12'8" (approx) (4.00m x 3.88m (approx))

OPEN PLAN KITCHEN/DINER

16'7" x 9'10" (approx) (5.08m x 3.00m (approx))

WC/CLOAKS

STAIRS TO UPPER LEVEL

BEDROOM 1

11'10" x 8'11" (approx) (3.61m x 2.72m (approx))

EN-SUITE 7'7" x 4'9" (approx) (2.32m x 1.45m (approx))

BEDROOM 2

9'7" x 9'6" (approx) (2.93m x 2.92m (approx))

BEDROOM 3

8'0" x 7'5" (approx) (2.44m x 2.28m (approx))

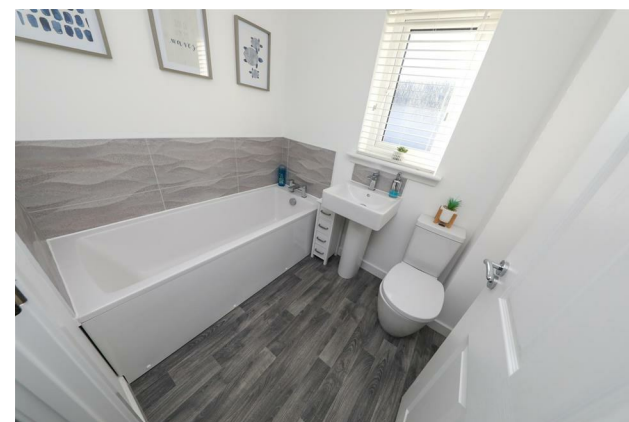
FAMILY BATHROOM

6'10" x 5'7" (approx) (2.10m x 1.71m (approx))

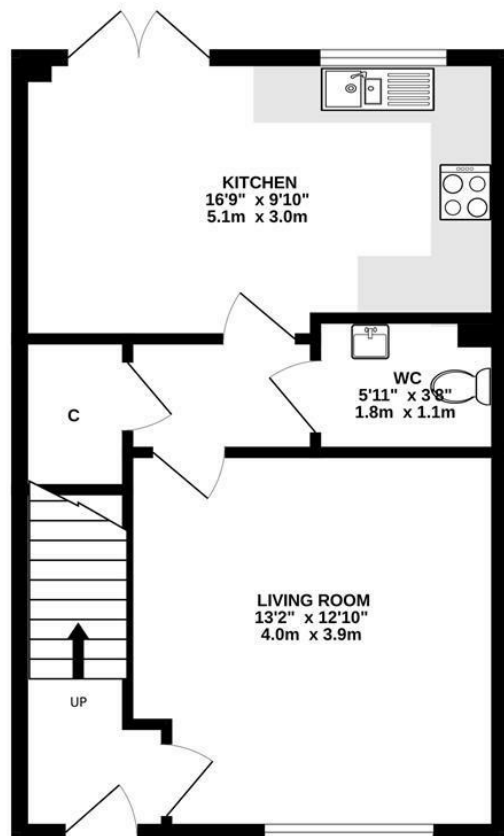
2 PRIVATE PARKING SPACES

REAR GARDEN

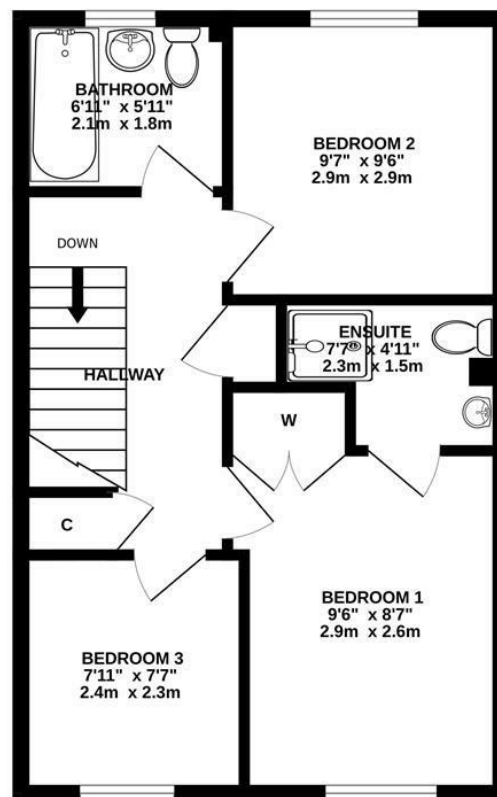
INFORMATION



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 guarantee as to their operability or efficiency can be given.

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Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

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