



Malcolm Jack  
& Matheson

11 GARVOCK TERRACE  
DUNFERMLINE, KY12 7UP



Offers Over  
£265,000

**GENEROUSLY PROPORTIONED 4  
BED SEMI DETACHED FAMILY VILLA  
AWAITING YOUR PERSONAL TOUCH  
FOR A COMPLETE UPGRADE AND  
MODERNISATION. PRIME LOCATION.  
SOUTH FACING REAR GARDEN.  
DOUBLE DRIVEWAY AND GARAGE.**

**HALL  
LOUNGE  
DINING ROOM  
KITCHEN  
FOUR BEDROOMS  
MODERN WET ROOM  
FRONT AND REAR GARDENS  
DOUBLE DRIVEWAY  
SINGLE GARAGE  
DG & GCH  
EPC RATING E**



### **SITUATION**

Garvock Terrace is within walking distance of Dunfermline town centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local

and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary education.

### **PROPERTY**

|| Garvock Terrace, a generously proportioned family villa awaiting your personal touch for a complete upgrade and modernisation, presenting an excellent opportunity to craft your perfect family abode. Conveniently located for quality schooling and swift access to Dunfermline town centre, as well as commuter routes both north and south of Dunfermline.

Internally, this property boasts ample living space spread over two levels, benefiting from storage, double glazing, and gas central heating. Recent modifications include updates to the kitchen and the wet room.

Externally, the sizable and mature South facing rear garden features multiple patio areas, perfect for outdoor furniture and entertaining. The front garden is divided into two sections with plants and shrubs. A double driveway leads to a single garage, providing ideal additional storage space. There is also on street parking.



## ACCOMMODATION

### VESTIBULE

Carpet. Door leading though to hall.

### HALL 6.82m x 3.41m (22'4" x 11'2")

Well-lit hallway. Built in storage cupboard and high-level storage cupboard. Carpeted staircase to upper level. Window to rear. Additional storage cupboard under the staircase. Ceiling rose. Two radiators. Carpet.

### LOUNGE 4.99m x 4.24m (16'4" x 13'11")

Lounging room with bay window to front. Brick fireplace and tiled hearth. Two Radiators. Ceiling rose. Carpet. Brick arch through to dining room.

### DINING ROOM 3.57m x 3.32m (11'9" x 10'11")

Well-lit dining room with sliding doors out to the rear garden. Ceiling rose. Radiator. Carpet.

### KITCHEN 3.55m 2.64m (11'8" x 8'8")

Tasteful modern fully fitted kitchen. Freestanding electric cooker and fridge/freezer. Window overlooking rear garden. TV Point. Vertical radiator. Laminate tile effect flooring.

### UTILITY ROOM 1.90m x 1.69m (6'3" x 5'6")

Fitted units to match the kitchen. Freestanding washing machine. Integrated sink and drainer. Window to rear garden. Door leading out to rear garden. Radiator. Laminate tile effect flooring.

### BEDROOM ONE 4.53m x 4.26m (14'10" x 14')

Exceptionally spacious double bedroom. Window to front. Fireplace with electric fire. Built in storage cupboards with open shelved units. Ceiling rose. TV point. Two Radiators. Carpet.

### LANDING 1.87m x 0.88m (6'2" x 2'11")

Radiator. Carpet.

### BEDROOM TWO 3.81m x 3.68m (12'6" x 12'1")

Spacious double bedroom with window to rear. Telephone point. Radiator. Carpet.

### BEDROOM THREE 5.29m 2.52m (17'4" x 8'3")

Spacious double bedroom. Two windows to front. Built in triple wardrobe with mirrored doors. TV point. Carpet.

### BEDROOM FOUR / OFFICE 5.10m x 3.10m (16'9" x 10'2")

Versatile room. Window to front. Window to rear. Ample built in storage cupboards. Carpet.

### WETROOM 2.47m x 2.16m (8'1" x 7'1")

Located on the ground floor. Modern white three-piece suite comprising WC, wash hand basin and electric shower. Curtain rail with shower curtain. Extractor fan. Opaque window to rear. Modern LED mirror with touch switch for light.

## GARDENS AND GROUNDS

The property boasts spacious garden grounds to the front and the rear. The front garden comprises two sections for plants and shrubs. Beside the garden is a double driveway leading to a single garage. The garage is ideal for storage and houses the boiler.

The rear garden is South facing, fully enclosed with an area of lawn and several patio areas, ideal for garden furniture and entertaining during the summer months. There is a greenhouse and an area for storing bins.

There is ample on street parking at the front of the property.

## EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the free-standing fridge/freezer, washing machine and electric cooker.

## VIEWING

Call Malcolm Jack & Matheson.

## ENTRY

Entry by mutual arrangement.

## OFFERS

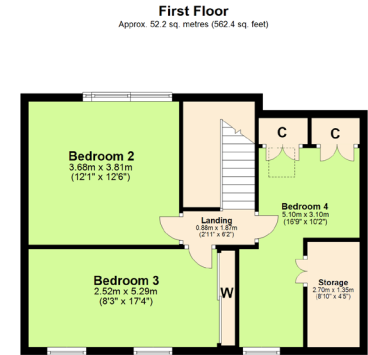
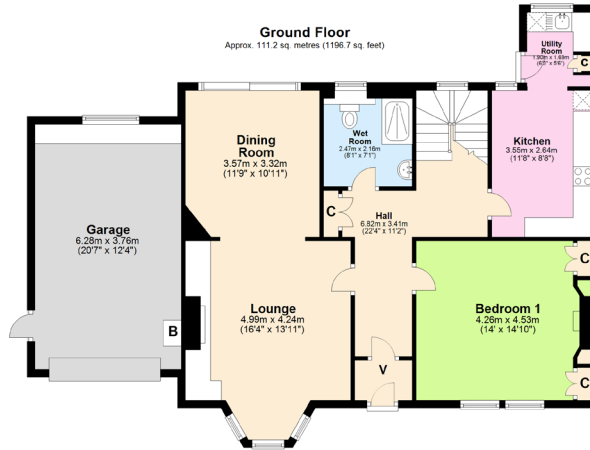
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk).

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

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



**Photos and Floorplan by Mike Dooley Photography 07730 560286**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

### VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

### FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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