



Malcolm Jack
& Matheson

1 ERICA GROVE
DUNFERMLINE, KY11 8DA



Offers over
£235,000

**IMMACULATE 3 BED DETACHED
FAMILY HOME IN THE POPULAR
PITCHORTHIE ESTATE WITH
ATTRACTIVE GARDEN GROUNDS,
DRIVEWAY AND SINGLE GARAGE.**

**HALL
LOUNGE
DINING ROOM
KITCHEN
CONSERVATORY
DOWNSTAIRS WC
3 BEDROOMS
SHOWER ROOM
GARDENS
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC D**



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road, Forth Rail Bridges and the Queensferry Crossing has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth, and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreational facilities can be found in the city centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

1 Erica Grove is a highly desirable 3 bed detached family villa situated in the sought after Pitcorthie Estate. The property is well situated within this well-established estate and benefits quick and easy access to Pitreavie Golf Club, commuter links, the centre of Dunfermline and schooling at all levels.

Internally, meticulous maintenance over the years ensures walk in accommodation across two levels. The accommodation comprises large entrance hall, lounge, dining room, modern fully fitted kitchen, conservatory with access to the rear garden, 3 bedrooms and a

modern shower room. The property boasts good decorative order throughout, along with the advantages of ample storage facilities, gas central heating, and double glazing.

Externally the property is situated on a generously sized plot and has well maintained attractive gardens. The rear garden is fully enclosed with access to a single garage. The front garden has lawn and well stocked borders. There is access to the driveway leading to the single garage.



ACCOMMODATION

HALL 6.70m x 1.09m (22' x 3'7")

Large entrance hall with carpeted staircase to upper level. Built in under the stair cupboard. Twin opaque windows to the side. Radiator. Telephone point. Laminate flooring.

WC 2.56m x 1.26m (8'5" x 4'1")

Modern white two-piece suite. Opaque window to side. Heated towel rail. Extractor fan. Tiled flooring.

LOUNGE 4.65m x 3.88m (15'3" x 12'9")

Well-lit lounge with window to front. TV point. A marble fireplace with surround and hearth housing electric fire. TV point. Radiator. Carpet.

DINING ROOM 3.33m x 3.02m (10'11" x 9'11")

A well-lit room perfect for entertaining. Sliding doors into conservatory. Radiator. Carpet.

KITCHEN 3.33m x 2.64m (10'11" x 8'8")

Modern fully fitted kitchen with integrated sink and drainer, dishwasher, microwave and grill, oven, electric hob, cooker hood, washing machine and fridge/freezer. Door through to the conservatory. Window to side. Radiator. Laminate flooring.

CONSERVATORY 5.74m x 2.75m (18'10" x 9')

Bright and spacious room with doors out to the rear garden. Radiator. Laminate flooring.

LANDING 5.74m x 2.75m (18'10" x 9')

Spacious landing with hatch to the attic. Built in storage cupboard. Window to side.

BEDROOM ONE 4.41m x 3.76m (14'6" x 12'4")

Spacious master bedroom with ample space for free standing furniture. Built in airing cupboard. Window to front. Telephone point. Radiator. Carpet.

BEDROOM TWO 3.76m x 2.88m (12'4" x 9'5")

Spacious double bedroom with ample space for free standing furniture. Window to rear. Built in storage cupboard with hanging rail. Radiator. Carpet.

BEDROOM THREE 3.02m x 2.54m (9'11" x 8'4")

A good-sized single bedroom with a window to the front. Radiator. Built in storage cupboard with hanging rail. Carpet.

SHOWERROOM 1.95m x 1.87m (6'5" x 6'2")

Fully tiled white modern three-piece suite comprising walk in shower unit with mixer shower, WC, and wash hand basin. Opaque window to rear. Chrome heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property boasts well-maintained garden grounds. The front garden is laid with lawn and continues around the side of the property with well stocked borders and trees. There is access to the driveway that leads to a single garage.

The rear garden is fully enclosed with an area of lawn, an area of decking surrounded by well stocked borders and

trees. The garden has been well loved over the years. There is a garden shed for storage requirements.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated items in the kitchen. The garden shed will be included in the sale.

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 faxing 01383 730672.

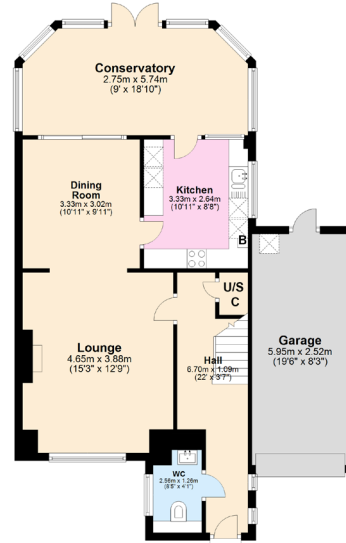
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale we have been unable to verify certain information. None of the services and/or fittings and equipment have been tested and no warranties of any kind can be given.

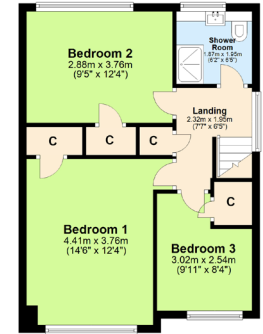
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor
Approx. 79.2 sq. metres (911.4 sq. feet)



First Floor
Approx. 47.2 sq. metres (507.7 sq. feet)



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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