



Malcolm Jack
& Matheson

8 MIDDLEBANK CLOSE
DUNFERMLINE, KY11 8LT



OFFERS OVER
£265,000

**IMMACULATE MODERN DETACHED
FAMILY HOME WITH 4 BEDROOMS,
QUIET CUL DE SAC, DRIVEWAY FOR
2 CARS AND LARGE ENCLOSED
SOUTH FACING REAR GARDEN.**

**HALL
LOUNGE
KITCHEN DINER
UTILITY ROOM
DOWNSTAIRS WC
4 BEDROOMS. MASTER BEDROOM
WITH AN ENSUITE
FAMILY BATHROOM
SOUTH FACING REAR ENCLOSED
GARDEN IDEAL FOR ENTERTAINING
DRIVEWAY FOR 2 CARS
SINGLE GARAGE
GCH & DG
EPC C**



SITUATION

Situated just 5 miles from the Queensferry Crossing, Dunfermline is highly favored by commuters heading to Edinburgh and various other locations within the central belt. Conveniently accessing the M90 motorway is effortless, offering direct connections over the Queensferry Crossing to Edinburgh or northward to Perth and Dundee. The town also boasts a railway station providing regular services to Edinburgh, featuring intercity links to various parts of the UK. In addition, residents benefit from frequent and easily accessible local and national bus services.

PROPERTY

8 Middlebank Close presents a highly sought-after 4-bedroom detached family home in walk in condition, situated within a popular and contemporary residential development. The location is especially convenient for families and commuters, with the property being

approximately 1.3 miles away from the nearest train station and close to reputable primary and secondary schools.

Internally the property is in walk-in condition, offering modern and spacious living spaces spread across two levels. The layout includes a generous lounge, a well-lit dining kitchen featuring French doors leading to the garden, a utility room, 4 bedrooms, a family bathroom, and a convenient downstairs WC. The property is well-maintained, providing ample storage facilities, and benefits from gas central heating and double glazing throughout.

Externally, the property features a driveway for 2 cars and a sizable, fully enclosed landscaped South facing garden at the rear, perfect for summer entertaining. The garden includes two patio areas and an outside tap. Additionally, on-street parking is available.

ACCOMMODATION

ENTRANCE HALL

Solid wood flooring. Carpeted staircase. Radiator. Door through to the lounge.

LOUNGE 4.40m x 3.18m (14'5" x 10'5")

Well-lit lounge with window to the front. Deep under the stair storage cupboard. Open access through to the kitchen diner. Telephone point. TV point. Radiator. Solid wood flooring.

KITCHEN DINER 4.69m x 2.94m (15'5" x 9'8")

Contemporary fully fitted dining kitchen. Integrated microwave, oven, gas hob, cooker hood, sink and drainer; fridge/freezer, and dishwasher. Breakfast bar. TV point. Window overlooking rear garden. French doors out to the rear garden. Radiator. Laminate flooring.



UTILITY ROOM

Fitted wall and base units. Washing machine and tumble dryer. Boiler. Door out to the rear garden. Radiator. Tiled flooring.

DOWNSTAIRS WC

Modern white two-piece suite. Radiator. Tiled flooring.

LANDING 2.83m x 2.37m (9'3" x 7'9")

Bright and spacious landing. Built in storage cupboard housing water tank. Carpet. Hatch to attic.

BEDROOM ONE 3.86m x 2.56m (12'8" x 8'5")

Spacious double bedroom with window to the front. Built in double wardrobe with sliding doors. Radiator. Telephone point. TV point. Carpet.

ENSUITE SHOWER ROOM 2.08m x 2.05m (6'10" x 6'9")

Modern white three-piece suite comprising walk in shower with mixer shower, wash hand basin and WC. Opaque window to front. Chrome heated towel rail. Tiled flooring.

BEDROOM TWO 3.41m x 2.27m (11'2" x 7'5")

Double bedroom with window to the rear. Radiator. TV point. Telephone point. Tiled flooring.

BEDROOM THREE 2.66m x 2.44m (8'9" x 8")

Third double bedroom with window to the rear. Double-built wardrobe with sliding doors. Radiator. Carpet.

BEDROOM FOUR 2.66m x 2.44m (8'9" x 8')

Fourth double bedroom with window to the front. TV point. Radiator. Carpet.

FAMILY BATHROOM 2.08m x 2.05m (6'10" x 6'9")

Modern white three-piece suite comprising bath with mixer shower above, wash hand basin with drawers underneath for storage and WC. Opaque window to the rear. Chrome heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property has a fully enclosed landscaped South facing rear garden with two patio areas for garden furniture, an outside tap and well stocked borders. At the front of the property there is a small area of lawn, access to the driveway and a single garage. There is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances.

VIEWING

Contact 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 the property is vacant none of the services have been tested and no warranties will be given.

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



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.

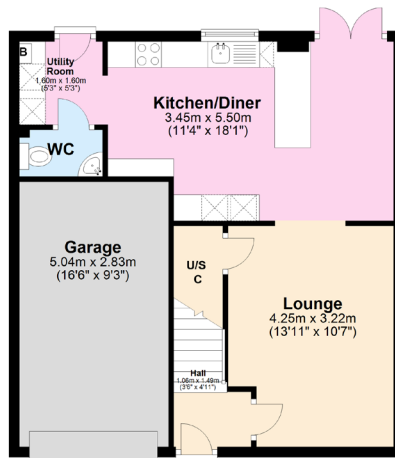
FINANCIAL ADVICE

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.



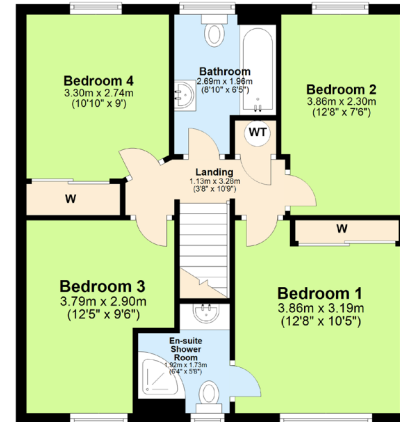
Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers should verify the details.

Malcolm Jack & Matheson
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

