



Malcolm Jack  
& Matheson

4 ALDER GROVE  
DUNFERMLINE, KY11 8RP



OFFERS OVER  
£275,000

**RARELY AVAILABLE STUNNING  
4 BED DETACHED FAMILY HOME  
CLOSE TO SCHOOLING AND  
COMMUTER LINKS. ENCLOSED  
GARDEN GROUNDS AND DRIVEWAY.**

**HALL  
LOUNGE/DINER  
KITCHEN  
UTILITY ROOM  
4 BEDROOMS  
BATHROOM  
SEPARATE WC  
ENCLOSED GARDEN GROUNDS  
DRIVEWAY  
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**

4 Alder Grove is a rarely available and stunning 4-bedroom family property ideally located just minutes away from

the centre of Dunfermline with its excellent amenities, shops, bars, restaurants, schools, bus and commuter links. It is also within walking distance to nursery and primary schooling and bus stops for express buses to Edinburgh.

Internally, meticulous maintenance over the years ensures immaculate walk-in accommodation throughout. The property benefits from open plan living space, and views over to the Queensferry Crossing due to its elevated position. It also benefits a vast range of storage facilities, gas central heating, double glazing and the owner has a building warrant for a kitchen diner also for the wall of the lounge to move out to the stairs, if required.

The accommodation comprises a hall, a large lounge/diner, a fully fitted contemporary kitchen with integrated appliances, a utility room, a downstairs WC, four bedrooms (3 doubles and 1 good sized single) and a contemporary bathroom with shower.

Externally there are attractive and easy to maintain front and rear gardens, a large storage cupboard, a driveway, and ample on street parking.

#### **ACCOMMODATION**

**HALL 3.58m x 1.89m (11'9" x 6'2")**

Large bright entrance hall. Built in under the stair cupboard. Carpeted staircase. Laminate flooring.



#### **LOUNGE/DINER 7.55m x 3.55m (24'9" x 11')**

Well-lit large lounge/diner with window to front and window to rear. Vertical radiator. Laminate flooring.

#### **KITCHEN 4.01m x 1.89m (13'2" x 6'2")**

Contemporary fully fitted kitchen with ample worktops. Integrated sink, 5 ring gas hob, oven, cooker hood, dishwasher and a fridge/freezer. Freestanding freezer. Breakfast bar. Access to the rear garden. Laminate flooring.

#### **UTILITY ROOM 2.66m x 2.54m (8'9" x 8'4")**

This room is accessed from the hall. Window to front. Radiator. Washing machine and tumble dryer. Laminate flooring.

#### **WC**

White two-piece suite. Laminate flooring.

#### **LANDING 2.87m x 1.89m (9'5" x 6'2")**

Bright and spacious landing with built in airing cupboard housing boiler. Carpet.

#### **BEDROOM ONE 3.31m x 3.21m (10'10" x 10'6")**

Spacious double bedroom with built in double wardrobe with partially mirrored doors. Window to rear. Radiator. Carpet.

#### **BEDROOM TWO 4.70m x 2.60m (15'7" x 8'6")**

Spacious double bedroom with ample space for free

standing furniture. Large built-in wardrobe. Window to front. Radiator. Carpet.

#### **BEDROOM THREE 3.71m x 3.31m (12'2" x 10'10")**

Spacious double bedroom with ample space for free standing furniture. Window to front with a view across to the Queensferry Crossing. Radiator. Laminate flooring.

#### **BEDROOM FOUR 2.78m x 2.66m (9'1" x 8'9")**

A good-sized single bedroom or home office. Built in double wardrobe with mirrored doors. Window to front. Radiator. Carpet.

#### **BATHROOM 1.89m x 1.65m (6'2" x 5'5")**

Contemporary white three-piece suite comprising bath with mixer shower, wash hand basin with drawer for storage underneath, WC. Fitted bathroom cabinet. Opaque window to rear. Heated towel rail. Tiled flooring.

#### **GARDENS AND GROUNDS**

The front garden has steps, an area of lawn and well stocked borders. There is access to a driveway.

The rear garden is terraced and fully enclosed. The first level is laid with slabs, ideal for garden furniture. There is access to the large storage cupboard and to the side of the property with an area for storing bins. The second level is monobloc, ideal for drying clothes. The third/top level is perfect for entertaining. It has a large, decked area and

monobloc, ideal for garden furniture. There is a great view from this level across to the Queensferry Crossing.

#### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated items in the kitchen. The free-standing washing machine, tumble dryer and the freezer can 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.

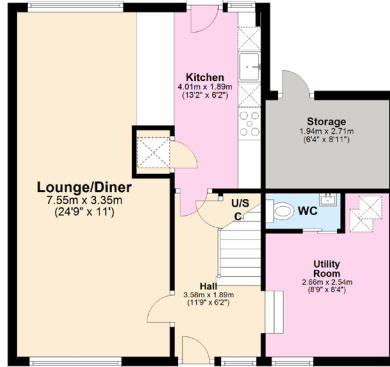
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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



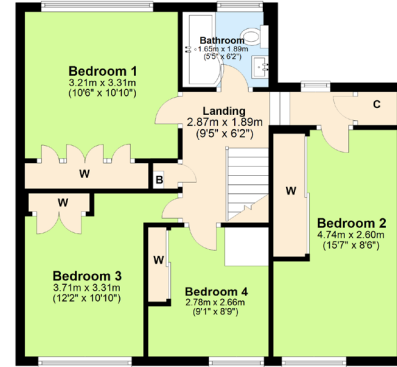
### Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Photographs and floorplans are provided for information only. The actual measurements of the property may vary from those shown on the photographs and floorplans. The floorplan is not intended to be used as a guide to the actual layout of the property and should be used in conjunction with the actual property.

## 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**

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

**malcolmjack.co.uk**

enquiries@malcolmjack.co.uk

**espc** rightmove

