



Malcolm Jack  
& Matheson

21 CARSWELL PLACE  
DUNFERMLINE, KY12 9YJ



**OFFERS OVER  
£195,000**

**HIGHLY DESIRABLE  
IMMACULATE SEMI-DETACHED  
VILLA IN SOUGHT AFTER  
ESTATE WITH ATTRACTIVE  
GARDEN GROUNDS, DRIVEWAY  
AND SINGLE GARAGE**

**HALL  
LOUNGE  
KITCHEN DINER  
UTILITY ROOM  
TWO DOUBLE BEDROOMS  
HOME OFFICE  
BATHROOM  
FRONT AND REAR GARDENS  
DRIVEWAY  
SINGLE GARAGE  
EPC RATING C**



### **SITUATION**

The town of Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Forth Rail Bridges and 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 town centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling.

### **PROPERTY**

21 Carswell Place is a highly desirable semi-detached villa situated within a sought-after attractive estate. The estate is well located for good schools, easy access into Dunfermline town centre and commuter links.

Internally the property has been well maintained throughout and offers exceptionally spacious family accommodation over two levels. The accommodation comprises spacious lounge open plan to contemporary kitchen diner, a utility room, two double bedrooms, a home office with built in storage and a modern

bathroom. The property also benefits from gas central heating, double glazing, and excellent storage facilities throughout including a partially floored attic and detached single garage.

The property has attractive and easy to maintain garden grounds to the front and rear. There is a driveway leading to a single garage and there is ample on street parking surrounding the property.



## ACCOMMODATION

### HALL

Carpeted staircase. Window to side. Radiator. Laminate flooring.

### LOUNGE 4.30m x 3.31m (14'1" x 10'8")

Bright and spacious lounge with window to front overlooking the garden. Ample space for a dining table and chairs. Built in under the stair storage cupboard. Radiator. Laminate flooring. Open to plan to a kitchen diner.

### KITCHEN DINER 4.35m x 3.13m (14'2" x 10'2")

Contemporary fully fitted kitchen with ample wall and base units. Breakfast bar. Integrated sink and drainer, dish washer and chimney style cooker hood. Freestanding Belling range cooker and double fridge/freezer. Window to side. Laminate flooring. French doors out to the rear garden.

### UTILTY ROOM

This is accessed from outside. Fitted base unit. Window overlooking the garden. Washing machine, tumble dryer and fridge.

### LANDING

Well-lit landing with window to side. Radiator. Hatch to partially floored attic with Ramsay ladder. Carpet.

### BEDROOM ONE 3.08m x 2.52m (10'10" x 8'2")

Bright master bedroom with window overlooking the rear. Built in double wardrobe with sliding mirrored doors. Radiator. Carpet.

### BEDROOM TWO 3.79m x 2.43m (12'4" x 7'9")

Spacious double bedroom with window to front. Space for free standing furniture. Radiator. Carpet.

### BEDROOM THREE 2.78m x 1.79m (9'12" x 5'8")

Window to front. Built in storage cupboard. Radiator. Laminate flooring.

### BATHROOM 2.18m x 1.70m (7'1" x 5'5")

Modern white three-piece suite comprising bath with electric shower, wash hand basin with storage unit and WC. Chrome heated towel rail. Opaque window to side. Shaver point. Laminate tiled effect flooring.

### GARDENS AND GROUNDS

The front garden is laid with monobloc with an area for displaying flowerpots and serves as a driveway. The driveway leads to a single garage.

The rear garden is large, fully enclosed with a lawn, a patio area and comes with a built-in barbeque station. It is ideal for entertaining during the summer months.

### EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances.

### VIEWING

Contact Malcolm Jack & Matheson.

### ENTRY

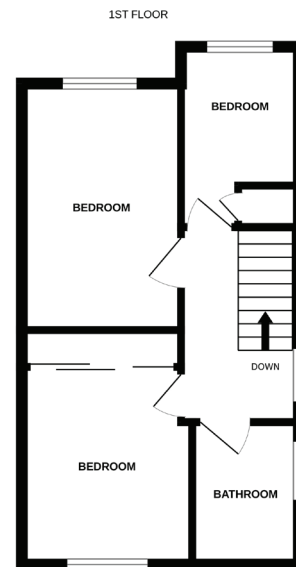
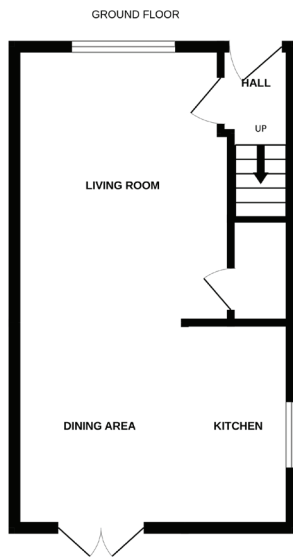
Entry by mutual arrangement.

### OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [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.

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



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.  
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## 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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