



Malcolm Jack
& Matheson

51 WEDDERBURN STREET
DUNFERMLINE, KY11 4PL



OFFERS OVER
£105,000

**MID TERRACED HOME THREE BEDROOMS
IN NEED OF UPGRADING OFFERING GREAT
POTENTIAL. GARDEN GROUNDS AND ON
STREET PARKING**

**HALL
LOUNGE**

KITCHEN/DINER

THREE DOUBLE BEDROOMS

BATHROOM

FRONT AND REAR GARDENS

ON STREET PARKING

EPC E



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House reflect the historic interest of the town, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way

of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY

51 Wedderburn Street is a spacious three-bedroom home situated in a good area well located for good schools, easy access into Dunfermline city centre and commuter links.

Internally the property does now require upgrading and modernisation throughout offering great potential. The accommodation comprises spacious lounge, kitchen/diner, three double bedrooms and a bathroom. The property also benefits from gas central heating, double glazing, and good storage facilities.

The property has attractive and easy to maintain garden grounds to the front and rear. There is ample on street parking surrounding the property.



ACCOMMODATION

HALL 5.79m x 2.11m (19' x 6'11")

Carpeted staircase. Built in cupboard. Open under stair storage housing meter. Radiator. Laminate flooring.

LOUNGE 4.62m x 3.55m (15'2" x 11'8")

Bright and spacious lounge with window to the front overlooking the garden. Fireplace. Radiator. Carpet.

KITCHEN DINER 3.72m x 3.06m (12'2" x 10')

Fully fitted kitchen with ample wall and base units. Integrated sink and drainer, gas hob, oven and cooker hood. Freestanding fridge and washing machine. Door out to rear garden. Window overlooking the rear garden. Boiler. Vinyl flooring.

LANDING

Spacious landing with a window to the rear. Carpet.

BEDROOM ONE 3.77 x 3.65m (12'4" x 12')

Double bedroom with window to the front. Radiator. Carpet.

BEDROOM TWO 3.96m x 2.82m (13' x 9'3")

Double bedroom with window to rear. Built in cupboard housing water tank. Radiator. Carpet.

BEDROOM THREE 3.06m x 2.92m (10' x 9'7")

Double bedroom with window to rear. Built in cupboard. Radiator. Carpet.

BATHROOM 2.11m x 1.89m (6'11" x 6'2")

White three-piece suite comprising bath with electric shower, wash hand basin and WC. Radiator. Vinyl flooring.

GARDENS AND GROUNDS

The front garden is enclosed with slabs and stone chips with a space for storing bins.

The rear garden is large, fully enclosed with a patio area, a drying area and shed.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances, the free-standing fridge and washing machine.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

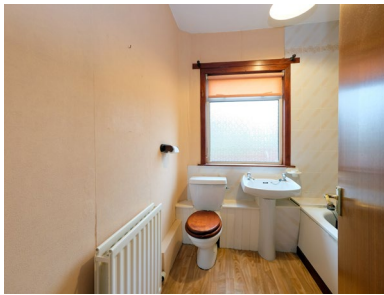
Entry by mutual arrangement.

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

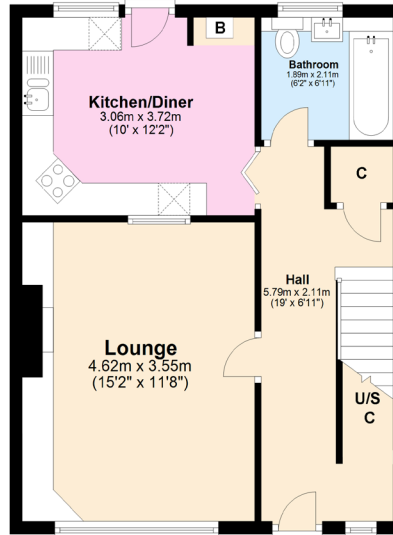
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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



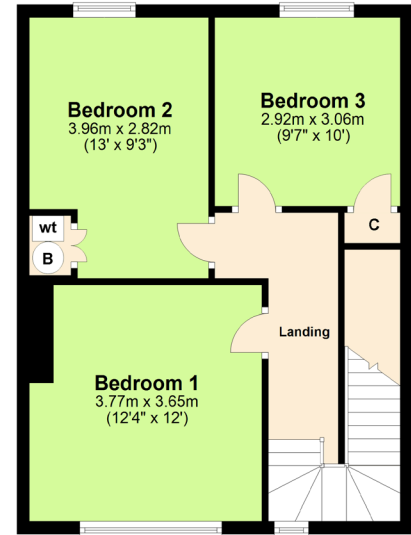
Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

While every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other facts 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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