



Malcolm Jack
& Matheson

37 BRAEMAR DRIVE
DUNFERMLINE, KY11 8ES



OFFERS OVER
£365,000

**MODERN FIVE BEDROOM DETACHED
TOWNHOUSE IN PRIME LOCATION. WALK
IN CONDITION. PRIVATE ENCLOSED LARGE
REAR GARDEN. FRONT GARDEN WITH
DOUBLE DRIVEWAY. INTEGRATED SINGLE
GARAGE.**

**VESTIBULE
HALL
LOUNGE
KITCHEN/DINER
DOWNSTAIRS WC
SECOND LOUNGE
5 BEDROOMS. MASTER WITH BALCONY
AND ENSUITE SHOWER ROOM
FAMILY BATHROOM
LARGE ENCLOSED REAR GARDEN AND
GARDEN TO FRONT
DOUBLE DRIVEWAY
INTEGRATED SINGLE GARAGE
GCH & DG
EPC C**



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. There are many places of interest such as Carnegie's Birthplace Museum, the Abbey and the Abbot House, and Pittencrieff House Museum with its wonderful public park. Dunfermline is located approximately five miles north of the Forth Bridges and is 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 north and south of the Forth and Kincardine bridges. Dunfermline features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both locally and nationally with park and ride facilities available at both Halbeath and Inverkeithing.

PROPERTY

37 Braemar Drive offers a spacious five-bedroom home in impeccable condition, situated within the highly sought after area of Duloch. The property is close to a nursery and primary school and is a short drive from a good selection of local amenities such as supermarkets, a dentist, doctor's surgery, eateries, shops, a leisure centre, and a golf course. The property is also a short drive from the motorway and commuter links.

Internally, the property is in walk in condition, featuring modern and spacious living space comprising a generous lounge, large kitchen diner with sliding doors out to the rear garden, five bedrooms, the master bedroom with a balcony and an ensuite shower room, a family bathroom, and a convenient downstairs WC. The property boasts ample storage facilities and benefits from gas central heating and double glazing throughout.

Externally the property has a garden at the front and at the rear there is a private, enclosed large garden. The rear garden has ideal areas for garden furniture and is laid with lawn.

The garage comes with power and houses the boiler. It also has a utility area with a sink and drainer.

ACCOMMODATION

VESTIBULE

Radiator. Laminate flooring. Door through to the hall.

HALL 3.72m x 4.68m (12'2" x 15'4")

Large hall with carpeted staircase to upper level. Vertical radiator. Laminate flooring.



DOWNSTAIRS WC

Modern white two-piece suite comprising wash hand basin and WC. Radiator. Extractor fan. Laminate tiled effect flooring.

LOUNGE 3.84m x 3.34m (12'7" x 11')

Bright and spacious lounge with window to the rear. Vertical radiator. TV point. Double doors to the hall. Laminate flooring.

KITCHEN/DINER 6.23m x 3.50m (20'5" x 11'6")

Modern fully fitted kitchen with window to the rear. Integrated, double oven, electric hob, cooker hood, sink and drainer, fridge, freezer and dishwasher. Ample space for dining table and chairs. Sliding doors out to the garden. Vertical radiator. Laminate flooring.

First Floor

LANDING

Accessed by staircase with window to the side. Bright and spacious landing. Built in storage cupboard. Built in airing cupboard. Carpet.

SECOND LOUNGE 6.23m x 3.50m (20'5" x 11'6")

Bright and spacious lounge with double doors overlooking the rear garden. Window to the rear. Fireplace housing flame effect gas fire. Built in storage cupboard. Radiator. Laminate flooring.

BEDROOM ONE 4.67m x 4.24m (15'4" x 13'11")

Master double bedroom. Two Velux windows. Double doors leading out to a balcony. Two built in double wardrobes with mirrored sliding doors. Radiator. Laminate flooring.

ENSUITE SHOWER ROOM 2.27m x 0.76m (7'5" x 2'6")

Modern white three-piece suite comprising walk in shower with mixer shower, fitted vanity unit with integrated storage, wash hand basin and WC. Extractor fan. Chrome heated towel rail. Opaque window to the front. Laminate tile effect flooring.

FAMILY BATHROOM 3.32m x 2.51m (10'11" x 8'3")

Modern white four-piece suite comprising bath, walk in shower with mixer shower, fitted vanity unit with integrated storage, wash hand basin and WC. Opaque window to the front. Chrome heated towel rail. Laminate tiled effect flooring.

Second Floor

LANDING 3.56m x 2.10m (11'8" x 6'11")

Accessed by staircase with window to the side. Bright and spacious landing. Built in cupboard housing hot water tank. Hatch to loft. Radiator. Carpet.

BEDROOM TWO 3.55m x 3.26m (11'8" x 10'8")

Double bedroom with two Velux windows to the rear. Built in double wardrobe with mirrored sliding doors. Radiator. Carpet.

BEDROOM THREE 3.65m x 2.57m (12' x 8'5")

Double bedroom with two Velux windows to the rear. Built in double wardrobe with mirrored sliding doors. Radiator. Carpet.

BEDROOM FOUR 2.87m x 2.67m (9'5" x 8'9")

Velux window to the front. Radiator. Laminate tiled effect flooring.

STUDY/BEDROOM FIVE 2.86m x 2.59m (9'5" x 8'6")

Velux window to the rear. Radiator. Laminate tiled effect flooring.

GARDENS AND GROUNDS

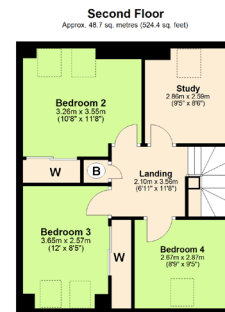
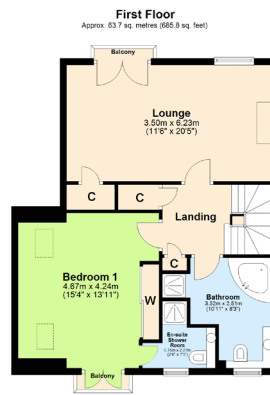
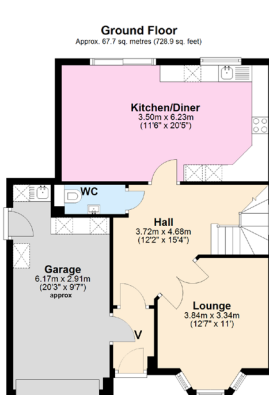
The property has a garden at the front with access to a double driveway leading to a single garage which is integrated. At the rear the garden is large, private and enclosed with areas for garden furniture including an area of decking.

FACTORING

The property factors are Hacking and Paterson for the communal areas. The cost for the factor is approximately £8 per month. With an initial £100 float submitted to Hacking and Paterson when setting up your account. Please refer to the home report for further information.

EXTRAS

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



Photographs & Floorplan by Mike Dooley Photography 07730 560286

VIEWING

To view please 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 emailing 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.

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  