



Malcolm Jack  
& Matheson

6 McKane Place, Dunfermline  
KY12 7XD



**FIXED PRICE**  
**£205,000**

**CHARMING 3 BED DETACHED  
FAMILY VILLA IN SOUGHT  
AFTER ESTATE WALKING  
DISTANCE FROM CENTRE OF  
DUNFERMLINE. DRIVEWAY.  
GARDEN. SINGLE GARAGE.**

**HALL  
LOUNGE  
KITCHEN / DINER  
3 DOUBLE BEDROOMS  
BATHROOM  
DG & GCH  
FRONT GARDEN AND A LARGE  
REAR GARDEN  
DRIVEWAY  
GARAGE  
EPC D**



### **SITUATION**

McKane Place is within walking distance of Dunfermline town centre with all its amenities. Dunfermline is located approximately five miles north of the Three Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to the north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and 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 local and national with park and ride facilities available at both Halbeath and

Inverkeithing. Schooling of good repute is available for both primary and secondary education.

### **PROPERTY**

6 McKane Place is a charming 3 bed detached family home set within a well-established quiet estate within a short walk of the centre of Dunfermline with its good range of shops, bars, cafes, and restaurants. The property is also within walking distance of the beautiful Pittencrieff Park. The property is also served by a good local bus service and there is easy access to commuter links.

Internally, the property would benefit from modernisation. The accommodation comprises a hall, a spacious lounge, a well-sized dining kitchen, three double bedrooms, and a convenient downstairs bathroom. The property also offers

excellent storage facilities, gas central heating, and double glazing throughout.

Externally, the property boasts well-maintained garden grounds at both the front and rear. The front garden features a lawn and well-stocked borders, while the large rear garden has a lawn, well-stocked borders, and a summer house. Additionally, there is a driveway and a single garage.

Given the price adjustment to accommodate the works to modify the property, this represents an excellent opportunity for those willing to undertake improvements to bring it up to its full potential.





## ACCOMMODATION

### HALL 1.94M X 1.82M (6'4" X 6')

Window to the rear. Door out to the garden. Radiator. Carpeted staircase. Carpet.

### LOUNGE 5.97M X 5.17M (19'7" X 17')

Inviting, spacious lounge with window overlooking the rear garden. Feature port hole-stained glass window to side. Fireplace with electric fire. Two radiators. Deep under stair storage cupboard. Carpet.

### KITCHEN / DINER 5.40M X 2.36M (17'9" X 7'9")

Fully fitted kitchen with two windows to the front. Integrated sink and drainer. Radiator. Vinyl flooring.

### BEDROOM ONE 4.04M X 3.13M (13'3" X 10'3")

Bright and spacious double bedroom with window to the front. Radiator. Carpet.

### BATHROOM 2.11M X 1.79M (6'11M X 5'11")

Coloured three-piece suite comprising bath with shower head attachment, WC and wash hand basin. Opaque window to side of property. Radiator. Vinyl wood effect flooring.

## UPPER LANDING

Provides access to bedrooms. Under the eaves storage. Carpet.

### BEDROOM TWO 4.37M X 3.49M (14'4" X 11'5")

Bright and spacious double bedroom with window to side. Built in single wardrobe. Built in storage cupboard with shelves. Access to under the eaves storage. Cupboard housing boiler. Radiator. Carpet.

### BEDROOM THREE 3.51M X 3.33M (11'6" X 10'11")

Bright and spacious double bedroom with window to side. Access to under the eaves storage. Radiator. Carpet.

## GARDENS AND GROUNDS

The property features a large rear garden with a lawn, well-stocked borders, and a summer house. At the front, there is a lawn area, well-stocked borders, a driveway, and a single garage.

## EXTRAS

All fixtures and fittings are included in the sale.

## VIEWING

By appointment. Call Malcolm Jack & Matheson on 01383 723444.

## ENTRY

Entry by mutual arrangement.

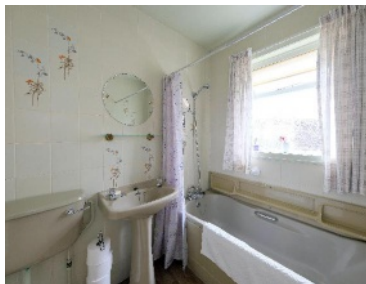
## OFFERS

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](mailto:property@malcolmjack.co.uk)

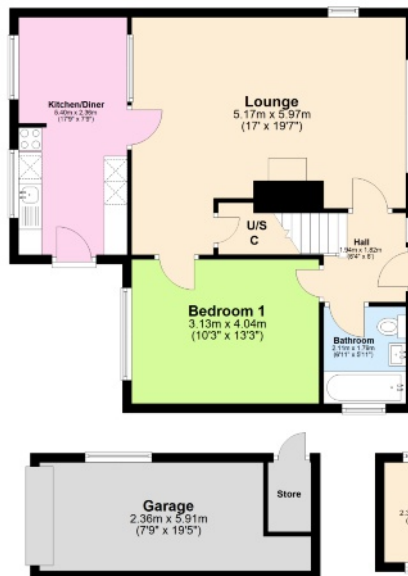
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

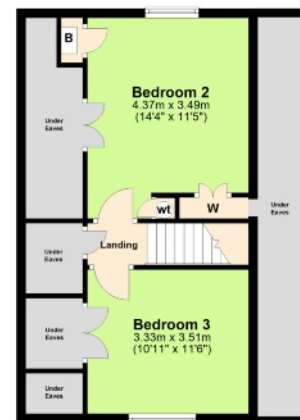
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



**Ground Floor**  
Approx. 81.4 sq. metres (876.0 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.2 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate and do not represent a guarantee. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase.

### 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

