



Malcolm Jack
& Matheson

12 ABERDOUR PLACE
DUNFERMLINE, KY11 4SG



OFFERS OVER
£130,000

**HIGHLY DESIRABLE
EXCEPTIONALLY SPACIOUS SEMI
DETACHED 2 BED VILLA ON A
GENEROUS CORNER PLOT IN A
POPULAR RESIDENTIAL AREA.**

**HALL
LOUNGE
KITCHEN
2 DOUBLE BEDROOMS
MODERN SHOWER ROOM
ATTRACTIVE FRONT AND REAR
GARDENS
SINGLE GARAGE
AMPLE ON STREET PARKING
EPC RATING: C**



SITUATION

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

12 Aberdour Place, Dunfermline is a highly desirable, exceptionally spacious semi-detached 2 bed villa located within a popular residential area. The property is set within

a generous corner plot surrounded by well-maintained attractive and private gardens.

The property is well located for a good selection of local amenities including an Aldi supermarket, Tesco super store, public transport links and local nursery, primary and secondary schooling. There is also quick and easy access to the motorway making it ideal for a commuter.

The property offers bright and spacious accommodation over two levels in move in condition. Internally the property is in excellent decorative order throughout and has been well maintained by the owner. The property benefits from gas central heating, double glazing and excellent storage facilities including an attic.

There are attractive, private, and well-maintained garden grounds surrounding the property. There is a single garage for off street parking also ample on street parking is available.

Viewing is a must to appreciate the size and great condition of this property, making it an ideal first time buy and family home.

ACCOMMODATION

HALL 3.34m x 2.52m (10'11" x 8'3")

Welcoming hall with carpeted staircase to upper level. Area for hanging coats. Cupboard housing meters. Radiator. Laminate flooring.



LOUNGE 6.57m x 3.20m (21'7" x 10'6")

Bright and spacious lounge with French doors out to area of decking and the rear garden. Window to front overlooking the garden. Fireplace housing open gas flame effect fire. Two radiators. Carpet.

KITCHEN 3.23m x 3.13m (10'7" x 10'3")

Modern and attractive fully fitted kitchen with window overlooking the rear garden. Door to garden. Space for table and chairs. Integrated gas hob, oven, chimney style cooker hood, sink and drainer. Under stair pantry cupboard with shelving perfect for storage needs. Boiler. Radiator. Laminate flooring.

LANDING

Built in airing cupboard. Hatch to attic space. Carpet.

BEDROOM ONE 4.77m x 2.94m (15'8" x 9'8")

Bright and spacious double bedroom with ample space for bedroom furniture. Twin windows to front. Built in storage cupboard. Additional deep built-in storage cupboard with electric currently being used as a laundry room. Radiator. Carpet.

BEDROOM TWO 3.77m x 3.02m (12'4" x 9'11")

Spacious double bedroom with window to rear. Built in storage cupboard. Telephone point. Radiator. Carpet.

SHOWER ROOM 2.48m x 1.55m (8'2" x 5'1")

Modern suite comprising large walk-in shower with screen and mixer shower, built in vanity unit with integrated wash hand basin and WC. Opaque window to side. Radiator. Vinyl flooring.

GARDENS AND GROUNDS

The property boasts beautiful and well-maintained garden grounds to the front, side, and rear of the property. To the front garden has two small areas of lawn surrounded by well stocked borders. The rear garden is fully enclosed and private. It has been landscaped to provide an area of decking, slabs, and stone chips. Perfect for garden furniture also for entertaining and relaxing in during the Summer months. There is a single garage ideal for off-street parking and storage needs.

EXTRAS

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

VIEWING

Call Malcolm Jack & Matheson.

HOME REPORT

There is a Home Report for this property.

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.

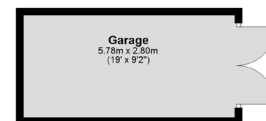
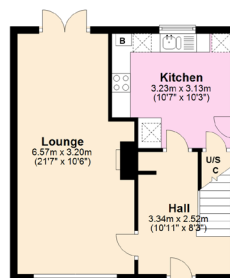
Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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



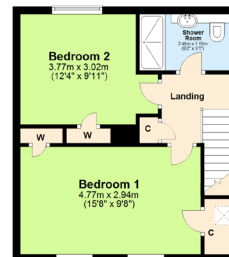
Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items 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.

Floor plan by M. Jack & D. Matheson

Malcolm Jack & Matheson

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