



Malcolm Jack
& Matheson

75 Kingfisher Place,
Dunfermline KY11 8JN



OFFERS OVER
£255,000

**MODERN THREE-BEDROOM
DETACHED HOME IN PRIME
LOCATION. BEAUTIFULLY
PRESENTED AND IN WALK-IN
CONDITION, THIS PROPERTY
FEATURES A PRIVATE, ENCLOSED
REAR GARDEN AND A SPACIOUS
DOUBLE DRIVEWAY.**

**VESTIBULE
LOUNGE
KITCHEN
DINING ROOM
FAMILY ROOM
DOWNSTAIRS WC
3 BEDROOMS. MASTER WITH
ENSUITE SHOWER ROOM
FAMILY BATHROOM
ENCLOSED REAR GARDEN
DOUBLE DRIVEWAY
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 Pittencreeff 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 the 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

75 Kingfisher Place offers a spacious three-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 lounge, kitchen with door out to the rear garden, a dining room, three bedrooms, the master bedroom with 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 double driveway at the front and at the rear there is a private, enclosed garden. The rear garden has ideal areas for garden furniture, has a sunroom and a garden shed.

ACCOMMODATION

VESTIBULE

Laminate flooring. Provides access to the family room and the lounge.

DOWNSTAIRS WC

Modern white two-piece suite comprising wash hand basin and WC. Radiator. Tiled flooring.



LOUNGE 4.48M X 2.99M (14'8" X 9'10")

Bright and spacious lounge with window to the front. Two radiators. Under the stair cupboard. Carpeted staircase to upper level. Laminate flooring.

KITCHEN 3.98M X 2.44M (13'1" X 8')

Modern fully fitted kitchen with window to the rear. Integrated oven, gas hob, cooker hood, sink and drainer. Free standing washing machine and dishwasher. Door out to the garden.

DINING ROOM 2.45M X 2.43M (8' X 8')

Bay window to the rear. Ample space for dining table and chairs. Radiator. Laminate tile effect flooring.

FAMILY ROOM 5.06M X 2.45M (16'7" X 8')

Window to the front. Free standing fridge/freezer. Radiator. Laminate flooring.

LANDING 3.59M X 1.95M (11'9" X 6'5")

Window to the front. Hatch to the attic. Radiator. Carpet.

BEDROOM ONE 4.53M X 2.83M (14'10" X 9'4")

Master double bedroom. Two windows to the rear. Built in double wardrobe. Radiator. Carpet.

ENSUITE SHOWER ROOM 2.05M X 1.97M (6'9" X 6'6")

Modern three-piece suite comprising large walk-in



shower with mixer shower, fitted vanity unit with integrated storage, wash hand basin and WC. Chrome heated towel rail. Opaque window to the rear. Laminate flooring.

BEDROOM TWO 3.50M X 2.49M (11'6" X 8'2")

Double bedroom with window to the front. Radiator. Laminate flooring.

BEDROOM THREE 2.79M X 2.58M (9'2" X 8'5")

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

FAMILY BATHROOM 2.00M X 1.98M (6'7" X 6'6")

Modern white three-piece suite comprising bath, wash hand basin and WC. Opaque window to the front. Chrome heated towel rail. Vinyl flooring.

GARDENS AND GROUNDS

The property has a double driveway at the front. At the rear the garden is a good size, private and enclosed with areas for garden furniture including an area of decking. The garden comes with a sunroom and a garden shed.

FACTORING

The property factors are Charles White for the communal areas. The cost for the factor is



approximately £54 per quarter. Please refer to the home report for further information.

EXTRAS

All fixtures and fittings are included in the sale, along with the integrated kitchen appliances. Please note: the light fittings in the dining room and master bedroom are not included.

VIEWING

To view please contact Malcolm Jack & Matheson.

ENTRY

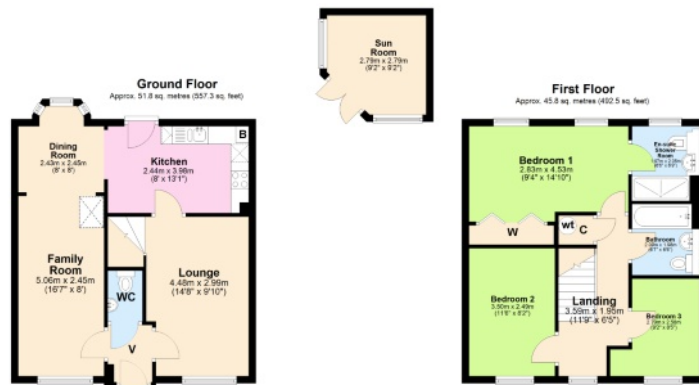
Entry by mutual arrangement.

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.



Photographs & Floorplan by Mike Dooley Photography 07730 560286

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.

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