



Malcolm Jack  
& Matheson

39 Thimblehall Drive,  
KY12 7RP



OFFERS OVER  
£215,000

**ATTRACTIVE THREE-BEDROOM SEMI-DETACHED HOME WITH A CONVERTED LOFT ROOM AND EXCELLENT POTENTIAL FOR MODERNISATION. SET IN THE SOUGHT-AFTER GARVOCK AREA, THE PROPERTY FEATURES A FRONT GARDEN, A SUNNY SOUTH-FACING REAR GARDEN, A DRIVEWAY, AND A SINGLE GARAGE.**

**VESTIBULE  
HALL  
LOUNGE  
KITCHEN  
CONSERVATORY  
3 DOUBLE BEDROOMS  
SHOWER ROOM  
FRONT AND REAR GARDENS  
DRIVEWAY  
SINGLE GARAGE  
GCH & DG  
EPC C**



## SITUATION

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. 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 locally and nationally with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary Education.

## PROPERTY

39 Thimblehall Drive offers a spacious and naturally bright three-bedroom semi-detached home, featuring a converted loft room and excellent potential for further modernisation. Ideally located close to well-regarded schools, excellent commuter routes, and the amenities of Dunfermline city centre, this property combines convenience with opportunity.

The well-proportioned interior comprises an entrance hall, a comfortable lounge, a modern kitchen, and a conservatory that opens out to the garden. There are three double bedrooms, a stylish shower room, and a converted loft room offering additional flexible living space. While the kitchen and shower room have been modernised, the property would benefit from some further upgrades. Additional features include gas central heating and double glazing throughout,

Externally, the home enjoys private gardens to the front and a south-facing rear garden, ideal for enjoying outdoor living. A driveway and single garage provide off-street parking, with further on-street parking readily available.

## ACCOMMODATION

### VESTIBULE

Cupboard housing fuse box and meter. Carpet. Door through to the hall.

### HALL 3.40M X 2.67M (11'2" X 8'9")

Radiator. Access to a staircase leading to the loft room.



### **LOUNGE 4.86M X 3.50M (15'11" X 11'6")**

Spacious lounge with window to the front. Built in storage cupboard. Radiator.

### **KITCHEN 3.62M X 2.38M (11'11" X 7'10")**

Modern fully fitted kitchen with integrated sink and drainer, gas hob, oven, cooker hood and microwave. Plumbed and space for a washing machine. Window to the rear overlooking the garden. Tiled flooring. Door through to the conservatory.

### **CONSERVATORY 2.56 X 1.97M (8'5" X 6'6")**

View out to the rear garden. Power. Vinyl wood effect flooring.

### **BEDROOM ONE 4.48M X 3.96M (14'8" X 13')**

Bright double bedroom with window overlooking the rear garden. Radiator.

### **BEDROOM TWO 3.29M X 3.13M (10'10" X 10'3")**

Double bedroom with window to the front. Radiator.

### **BEDROOM THREE 3.62M X 3.13M (11'11" X 10'3")**

Double bedroom with window to the front. Radiator.

### **LOFT ROOM 10.35M X 4.53M (33'11" X 14'10")**

It could be used for several uses. Window to the side. Combi boiler

### **WC 1.81M X 1.14M (5'11" X 3'9")**

Located off the loft room. Two-piece suite. Extractor fan. Electric heated towel rail.

### **SHOWER ROOM 2.09M X 1.68M (6'10" X 5'6")**

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

### **GARDENS AND GROUNDS**

The front garden is neatly landscaped with low-maintenance stone chips. To the rear, the property enjoys a generous, fully enclosed south-facing garden, complete with a decked area, ideal for outdoor dining or relaxing. A gate provides convenient access to the driveway and a single garage.

### **EXTRAS**

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

### **VIEWINGS**

To view please contact Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual arrangement.

### **OFFERS**

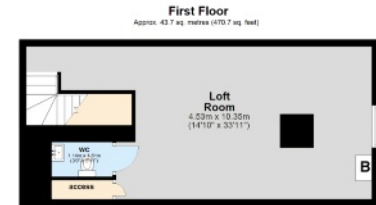
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk).

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 the property is currently vacant, we have been unable to verify certain information. None of the services, fittings, or equipment have been tested, and no warranties of any kind are provided.

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

Whilst every effort has been made to ensure the accuracy of this floorplan, measurements are approximate and not official. Measurements are approximate and not responsible for any error or omission. This plan is for illustrative purposes only and should not be used as a basis for 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**

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