



Malcolm Jack
& Matheson

30 CHAMBERFIELD ROAD,
DUNFERMLINE KY12 0DN



OFFERS OVER
£225,000

ATTRACTIVE FOUR-BEDROOM SEMI-DETACHED HOME LOCATED BESIDE TOWNHILL COUNTRY PARK, OFFERING EXCELLENT POTENTIAL FOR MODERNISATION. THIS SPACIOUS PROPERTY BOASTS A SUNNY SOUTH-FACING REAR GARDEN AND CONVENIENT ON-STREET PARKING.

**VESTIBULE
HALL
LOUNGE
KITCHEN
DINING ROOM
CONSERVATORY
4 DOUBLE BEDROOMS. ONE HAS AN
ENSUITE SHOWER ROOM
CRAFT ROOM/BEDROOM 5
UTILITY ROOM
BATHROOM
SOUTH FACING REAR GARDEN
ON STREET PARKING
GCH & DG
EPC E**



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

30 Chamberfield Road offers a spacious and naturally bright

four-bedroom semi-detached family home, ideally situated beside Townhill Country Park. Well-positioned near highly regarded schools, excellent commuter routes, and the amenities of Dunfermline city centre, this property combines convenience with potential.

The well-proportioned accommodation includes an entrance hall, a comfortable lounge, a kitchen, a dining room, and a conservatory that opens out to the rear garden. There are four double bedrooms, one with an en suite shower room, a utility room, a family bathroom, and a versatile craft room/bedroom 5. While the property would now benefit from modernisation throughout, it offers excellent storage, gas central heating, and double glazing.

Externally, the home enjoys a private, south-facing rear garden, ideal for outdoor living and also features an outdoor WC. On-street parking is readily available.

ACCOMMODATION

VESTIBULE

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

HALL 7.81M X 1.52M (25'7" X 5')

Entrance hall with deep storage cupboard. Door that leads out to the garden. Access to the utility room housing the boiler and a tumble dryer. Access to a carpeted staircase to the first floor. Radiator. Carpet.

LOUNGE 4.78M X 4.50M (15'8" X 14'9")

Spacious lounge with window to the front. Electric fire. A wall mounted electric heater. Radiator. Sliding doors through to the dining room. Carpet.



DINING ROOM / MUSIC ROOM 5.02M X 4.48M (16'5" X 14'8")

Bright and spacious room perfect for entertaining. Fitted storage cupboards. A gas fire. Two radiators. Carpet.

CONSERVATORY 3.65M X 3.14M (12' X 10'4")

View out to the rear garden. Two electric heaters. Tiled flooring.

KITCHEN 3.46M X 2.85M (11'4" X 9'4")

Fully fitted kitchen with integrated sink and drainer. Free standing gas cooker, washing machine and a fridge/freezer. Built in shelved storage cupboard. Access to a walk in pantry cupboard. Window to the rear. Radiator. Vinyl flooring.

BEDROOM ONE 5.18M X 3.71M (12'2" X 17')

Bright double bedroom with window overlooking the rear garden. Walk in closet. Built in storage cupboard. Wash hand basin with storage cupboard underneath. Radiator. Carpet.

BEDROOM TWO 4.78M X 3.46M (15'8" X 11'4")

Double bedroom with window to the front. Built in wardrobe. Radiator. Carpet.

BEDROOM THREE 4.44M X 3.71M (14'7" X 12'2")

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

BEDROOM FOUR 5.08M X 2.87M (16'8" X 9'5")

Located on the first floor this is a double bedroom with Velux window to the front. Carpet. Door through to an en-suite shower room.

EN SUITE SHOWER ROOM 2.94M X 2.09M (9'8" X 6'10")

Modern white three-piece suite comprising walk in shower unit with electric shower, a WC and a fitted vanity unit with integrated wash hand basin and storage. Velux window to the front. Carpet.

CRAFT ROOM / BEDROOM FIVE 4.73M X 3.52M (15'6" X 11'7")

Located on the first floor Two built in storage cupboards. Velux window. Carpet.

BATHROOM 3.14M X 2.10M (10'4" X 6'11")

Located on the ground floor. Coloured three-piece suite comprising bath with shower head attachment, wash hand basin with storage cupboard underneath and WC. Opaque window. Carpet. Radiator. Towel rail.

GARDENS AND GROUNDS

To the front, ample on-street parking is readily available. To the rear, the property boasts a generous, fully enclosed south-facing garden, featuring a patio area ideal for outdoor dining or relaxing. Additional external features include an outdoor WC with a wash hand basin and a workshop

located at the foot of the garden.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free standing gas cooker, the washing machine, the tumble dryer and the fridge/freezer are also included in the sale.

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.

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.



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.

Malcolm Jack & Matheson

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