



Malcolm Jack
& Matheson

67 Petrel Way, Dunfermline
KY11 8GY



**OFFERS OVER
£325,000**

MODERN FOUR BEDROOM DETACHED HOME IN PRIME LOCATION. WALK IN CONDITION. PRIVATE ENCLOSED LARGE REAR GARDEN. FRONT GARDEN WITH LARGE DRIVEWAY AND DOUBLE GARAGE.

**HALL
LOUNGE
KITCHEN/DINER
DOWNSTAIRS WC
STUDY
FOUR BEDROOMS. MASTER WITH ENSUITE SHOWER ROOM AND WALK IN WARDROBE
FAMILY BATHROOM
LARGE, ENCLOSED SOUTH FACING REAR GARDEN AND LARGE QUADRUPLE DRIVEWAY
DOUBLE GARAGE
GCH & DG
EPC D**



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 Pittencrieff 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 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

67 Petrel Way offers a spacious four-bedroom and office/study 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 and offers modern, spacious living accommodation. It comprises a generous lounge, a large kitchen/diner with French doors leading to the rear garden, study, four bedrooms, including a master bedroom with an en-suite shower room, a family bathroom, and a convenient downstairs WC. The property also boasts ample storage including a walk-in wardrobe in master bedroom, fitted solar panels, gas central heating, and double glazing.

Externally the property has a garden at the front and at the rear there is

a private, enclosed and extensive South facing garden. The rear garden has ideal areas for garden furniture and is laid with lawn.

ACCOMMODATION

HALL

Large hall with carpeted staircase to upper level. Under the stair storage cupboard. Carpet.

DOWNSTAIRS WC

Modern white two-piece suite comprising wash hand basin and WC. Radiator. Opaque window to the side. Laminate tiled effect flooring.

LOUNGE 5.12M X 4.21M (16'10" X 13'10")

Bright and spacious lounge with bay window to the front. Fireplace housing gas flame affect fire. Two radiators. Carpet.



KITCHEN/DINER 8.44M X 2.67M (27'8" X 8'9")

Modern fully fitted kitchen with window to the rear. Integrated, oven, gas hob, chimney style cooker hood, sink and drainer. Freestanding fridge/freezer and dishwasher. Ample space for dining table and chairs. French doors out to the garden. Two radiators. Tiled flooring.

UTILITY ROOM 2.21M X 1.42M (7'3" X 4'8")

Fitted wall and base units. Wall mounted gas central heating boiler. Door leading out to the side of the property. Radiator. Freestanding washing machine. Coat hooks. Laminate wood effect flooring.

STUDY 2.32M X 2.21M (7'7" X 7'3")

An ideal home office. Bay window to the front. Radiator. Laminate flooring.

LANDING

Accessed by staircase. Bright and spacious landing. Built in airing cupboard. Hatch to roof space. Carpet.

BEDROOM ONE 4.22M X 2.81M (13'10" X 9'3")

Master double bedroom. Window to the front. Built in double wardrobe. Radiator. Carpet.

ENSUITE SHOWER ROOM 1.92M X 1.62M (6'4" X 5'4")

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

BEDROOM TWO 4.13M X 3.10M (13'7" X 10'2")

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

BEDROOM THREE 3.40M X 3.22M (11'2" X 10'7")

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

BEDROOM FOUR 3.04M X 2.76M (10' X 9'1")

Good sized single bedroom with window to the rear. Radiator. Carpet.

FAMILY BATHROOM 2.26M X 1.70M (7'5" X 5'7")

Modern white three-piece suite comprising bath with shower head attachment, fitted base unit with integrated storage and wash hand basin. WC. Opaque window to the rear. Radiator. Laminate wood effect flooring.

GARDENS AND GROUNDS

The property boasts a front garden and a spacious quadruple driveway with parking for up to six cars, leading to a double garage. At the rear, you'll find a private, enclosed, and extensive South-facing garden, which includes areas perfect for outdoor furniture, including a decked seating area.

FACTORING

There is an annual factoring fee for the maintenance of communal areas, which is approximately £70. 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, freestanding fridge/freezer, dishwasher, and washing

machine. The sellers are also happy to include some items of furniture. Please contact the agent for further details.

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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