



Malcolm Jack
& Matheson

83 HALBEATH ROAD
DUNFERMLINE KY12 7RE



Offers over
£335,000

**RARELY AVAILABLE AND
EXCEPTIONALLY SPACIOUS 4
BED DETACHED FAMILY HOME IN
PRIME LOCATION WITH SOUTH
FACING REAR GARDEN, EXTENSIVE
DRIVEWAY AND SINGLE GARAGE.**

**ENTRANCE VESTIBULE
HALL
LOUNGE
DINING ROOM
KITCHEN
SITTING ROOM
4 BEDROOMS
BATHROOM
FRONT AND REAR GARDENS
EXTENSIVE DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC RATING E**



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road, Forth Rail Bridges and the Queensferry Crossing 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 city centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

83 Halbeath Road is a rarely available family home offering exceptionally spacious accommodation including 4 bedrooms and 3 public rooms situated just minutes away from the centre of Dunfermline with its excellent amenities, shops, bars, restaurants, schools, bus and commuter links.

Internally, meticulous maintenance over the years ensures walk in accommodation across two levels. The accommodation comprises large entrance hall, lounge, dining room, kitchen, sitting room with access to the rear garden, 4 bedrooms and bathroom. The property

boasts good decorative order throughout, along with the advantages of ample storage facilities, gas central heating, and double glazing.

Externally the property is situated on a generously sized plot and has well maintained attractive gardens. The rear garden is South facing, fully enclosed with access to a single garage. The front garden has a gated entrance, laid mainly with stone chips, and has an area for bedding plants. There is access to the driveway that leads to a single garage.



ACCOMMODATION

ENTRANCE VESTIBULE

Tiled flooring. Cupboard housing the meters. Door through to hall.

HALL 5.94m x 4.33m (19'6" x 14'2")

Large entrance hall with carpeted staircase to upper level. Built in cloak cupboard. Built in under the stair cupboard. Radiator. Telephone point. Carpet.

LOUNGE 4.73m x 4.54m (15'6" x 14'11")

Well lit lounge. Two bay windows. TV point. Fireplace with tiled surround and hearth housing coal effect gas fire. Two radiators. Carpet.

DINING ROOM 4.28m x 4.14m (14' x 13'7")

A well-lit room perfect for entertaining. Bay window to front. Additional window to the side. A fireplace with marble surround and hearth housing gas coal effect fire. Radiator. Carpet.

KITCHEN 2.88m x 2.75m (9'5" x 9')

Fully fitted kitchen with integrated sink and drainer. Door out to the side of the property. Window. Free standing dual fuel cooker and fridge. Radiator. Vinyl tile effect flooring.

FAMILY ROOM 4.40m x 4.14m (14'5" x 13'7")

Bright and spacious family room with French doors out to the rear South facing garden. Display recess with doors and storage cupboard below. Gas fire. Window to the side. Radiator. Carpet.

BEDROOM ONE 4.40m x 3.56m (14'5" x 11'8")

Spacious master bedroom with ample space for free standing

furniture. Window to rear. Additional window to the side. Radiator. Carpet.

BEDROOM FOUR 3.48m x 2.16m (11'4" x 7'1")

Good-sized single bedroom with window to rear. Radiator. Laminate flooring.

BATHROOM 2.68m x 2.22m (8'10" x 7'3")

Coloured three-piece suite comprising bath with mixer shower, shower curtain and rail, wash hand basin and WC. Opaque window to side. Radiator. Shaver point. Vinyl flooring.

LANDING

Bright landing with Velux window. Built in large walk-in airing cupboard with access to further storage facilities in the eaves.

BEDROOM TWO 4.21m x 3.79m (13'10" x 12'5")

Spacious double bedroom with ample space for free standing furniture. Window to rear. Wash hand basin. Radiator. Carpet.

BEDROOM THREE 5.03m x 4.03m (16'6" x 16'2")

Spacious double bedroom with ample space for free standing furniture. Built in storage cupboard housing boiler giving access to additional storage under the eaves. Window to front. Radiator. Carpet.

GARDENS AND GROUNDS

The property boasts large and well-maintained garden grounds. The front garden is accessed by a gated entrance, laid with stone chips providing ample space for parking cars and has an area of bedded plants and shrubs. There is access to an extensive driveway that leads to a single garage.

The rear garden is South facing, fully enclosed with an area of lawn and well stocked borders. The original coal shed forms part of the garden which is ideal for storage requirements.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated items in the kitchen. The free-standing fridge will be included in the sale.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

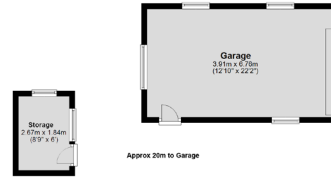
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

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 we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

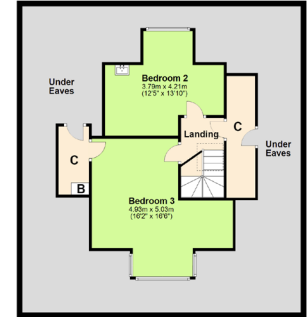
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor
Approx. 143.9 sq. metres (1546.1 sq. feet)



First Floor
Approx. 109.7 sq. metres (1180.5 sq. feet)



While 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 not be used to assist in 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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