Castleblair Lodge, Dunfermline, KY12 9DP

Fixed Price £265,000 - Home Report Value - £275,000

Ross & Connel are pleased to present to the market this substantial stone built detached property, Castleblair Lodge, enjoys a pleasant location within comfortable walking distance of Dunfermline City Centre and a wide range of local amenities. The property offers spacious and well proportioned accommodation ranged over two level. The accommodation comprises: Ground floor - Entrance Hall, Lounge, Breakfasting kitchen, Conservatory, Family room/Bedroom 3, Shower room. Upper floor - 2 Double bedrooms, Shower room. Gas central heating. Double glazing. Externally, the property enjoys well maintained garden grounds to the front, side and rear. Garage with driveway offering ample. Rarely available property offering an excellent opportunity to acquire a spacious family home in a convenient location. EPC - E. Council Tax - D. Freehold

LOCATION

A traditional stone built family home situated within close proximity of Dunfermline City Centre. The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore 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 Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY - DETACHED VILLA

- Rarely available
- Flexible accommodation
- 2 or 3 Public rooms
- 2 or 3 Bedrooms
- 2 Upgraded Shower rooms
- Lovely gardens
- Garage and Driveway
- Ideal family home
- Requires some modernisation
- Great potential
- Convenient location
- Walking distance to City centre
- Internal viewing is highly recommended

ACCOMMODATION

Entrance Hall 5.29 m x 1.93 m / 17'4" x 6'4"

Lounge 4.69 m x 3.31 m / 15'5" x 10'10"

Dining Kitchen 6.57 m x 3.85 m / 21'7" x 12'8"

Conservatory 2.94 m x 1.96 m / 9'8" x 6'5"

Family room/Bedroom 3 6.91 m x 3.35 m / 22'8" x 11'0"

Shower Room 1.95 m x 1.93 m / 6'5" x 6'4"

Landing 2.30 m x 1.76 m / 7'7" x 5'9"

Bedroom 1 5.50 m x 3.78 m / 18'1" x 12'5"

Bedroom 2 4.33 m x 3.45 m / 14'2" x 11'4"

2nd Shower room 3.41 m x 1.76 m / 11'2" x 5'9"

Gardens

This property enjoys neatly presented areas of garden ground to the front, side and rear of the property.

GARAGE/DRIVEWAY

There is a single garage, with up n over door, light and power, accessed via a good sized Monoblock driveway.

HEATING/GLAZING

Gas central heating and double glazing

EXTRAS

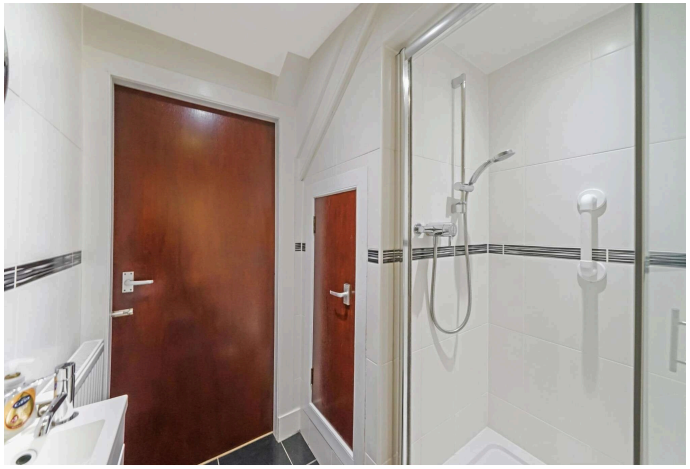
All the fitted carpets and blinds are included in the sale price.

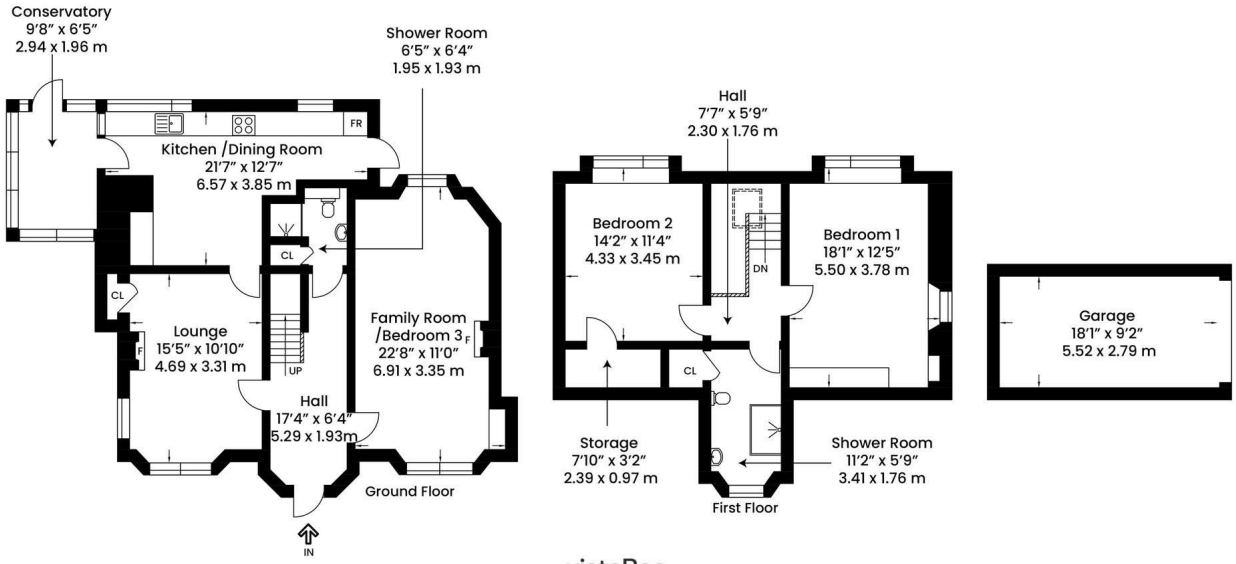
SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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VIEWING

Contact Ross & Connel on 01383 721156 or Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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