



Solicitors & Estate Agents



Fixed Price

£389,995

52 Waterson Road

Dunfermline | Fife | KY12 9NP

A brand new 'Lewis' four bedroom detached villa by Dundas, forming part of The Railways development in Dunfermline. Designed for modern family living, it offers generous accommodation, private gardens, an integrated garage and £10,000 worth of extras, with shops, schools, leisure facilities and excellent transport links close by.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Garage
-  EPC rating – B
-  Council tax band- F



Description

The entrance vestibule opens into an elegant twin windowed lounge with useful understairs storage. To the rear, the dining kitchen provides direct access to the garden and is complemented by a separate utility room and WC. Upstairs, there are four bedrooms, two with built-in wardrobes, whilst the principal bedroom benefits from an en-suite shower room. A family bathroom completes the first floor accommodation. Further features include gas central heating, double glazing, solar panels and a 10-year NHBC warranty.

Disclaimer:- Please note that the external image is a computer-generated illustration (CGI). Internal photographs shown are from a selection of Dundas showhomes and are intended for illustrative purposes only, layouts, specifications and finishes may vary. EPC ratings and Council Tax bands are anticipated and subject to confirmation.



Gardens & Parking

There is a front garden and a fully enclosed rear garden, ideal for dining, relaxing and entertaining in the warmer months. The property has an integral single garage, a driveway providing off street parking, with additional on street parking also available.

Factoring

The grounds around the development are maintained by Taylor & Martin at a cost of approximately £130 per annum.

Reservation Process

Once an offer has been accepted a reservation form should be completed by the purchaser and a £2,000 reservation fee will be payable to Dundas Estates. Missives should then be concluded with 28 days with further £250 missives deposit then payable. The reservation fee and missive deposit are both part payment of price and will be deducted from settlement figure.

Viewing

By appointment through Neilsons (0131 625 2222).

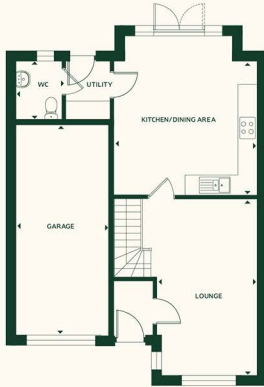




Location

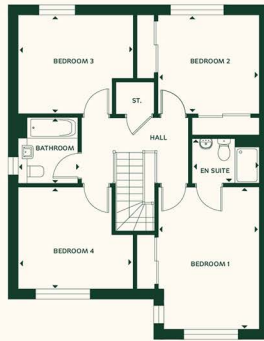
Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

The Lewis



GROUND FLOOR

Room	Metres (WxD)	Feet (WxD)
Lounge	5.80m x 3.50m	19'0" x 11'6"
Kitchen/Dining	4.40m x 4.00m	14'5" x 13'1"
Utility Room	1.80m x 1.48m	5'11" x 4'10"



FIRST FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	4.70m x 3.30m	15'5" x 10'10"
En Suite	2.20m x 1.45m	7'3" x 4'9"
Bedroom 2	3.30m x 3.20m	10'10" x 10'6"
Bedroom 3	3.25m x 3.12m	10'8" x 10'3"
Bedroom 4	3.35m x 3.25m	11'0" x 10'8"
Bathroom	2.20m x 1.90m	7'3" x 6'3"

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

