










Offers Over
£265,000

34 Rose Street

Dunfermline | Fife | KY12 ORE

This exceptional property has undergone an extensive programme of renovation over the past two years, creating a stylish and contemporary home finished to an exacting standard throughout. Works carried out include the installation of triple-glazed windows, replacement flooring and joists, as well as the upgrading of both shower rooms and the kitchen, ensuring the home is ready for a turn key opportunity.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  On Street Parking
-  Rear Gardens
-  EPC Rating – B
-  Council Tax Band - C



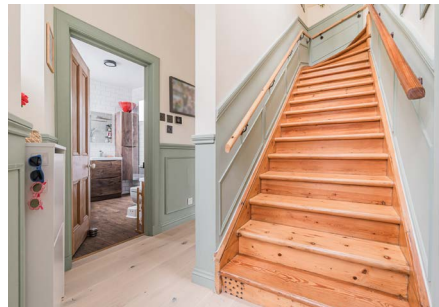
Description

A welcoming hallway leads into the striking open-plan living space, which forms the heart of the home. Flooded with natural light from three large windows, this versatile room offers ample space for both reception and dining purposes. A modern fitted kitchen has been carefully designed with a range of sleek units and integrated appliances, complemented by engineered wood flooring with under floor heating, for a seamless flow. A log burner provides a cosy focal point, while access is available to the basement level.

The basement has been cleverly adapted to provide a highly practical utility room, keeping household tasks neatly separate from the main living space.

The property boasts a number of beautifully presented bedrooms. One double bedroom lies to the front of the property and benefits from a fitted wardrobe, while another features wooden flooring, exposed brickwork for a characterful touch, and two triple-glazed Velux windows which create a bright and airy feel. A further two double bedrooms, both enhanced by attractive bay windows which add light and character. These two rooms are linked by a Jack and Jill en-suite shower room, which has been modernised in a contemporary style, ideal for family living or visiting guests. The accommodation is further enhanced by a luxurious main shower room, fully tiled and fitted with a two-piece vanity unit, glass cubicle with a dual-headed thermostatic shower, and the comfort of electric underfloor heating.

The property has the added benefit of solar panels, with the battery pack installed at basement level to assist with energy costs.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

On street parking is available for residents and visitors, while a neat back garden allows the owners to enjoy their own private outdoor retreat.

Viewing

Please contact Neilsons on 0131 625 2222.





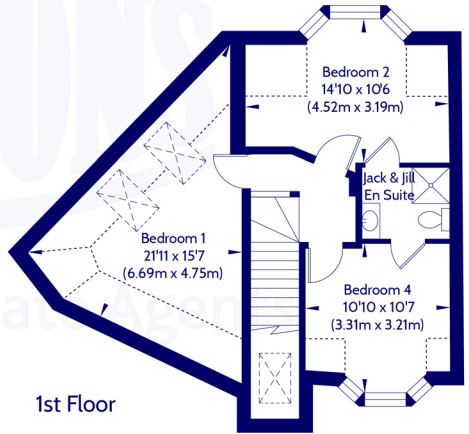
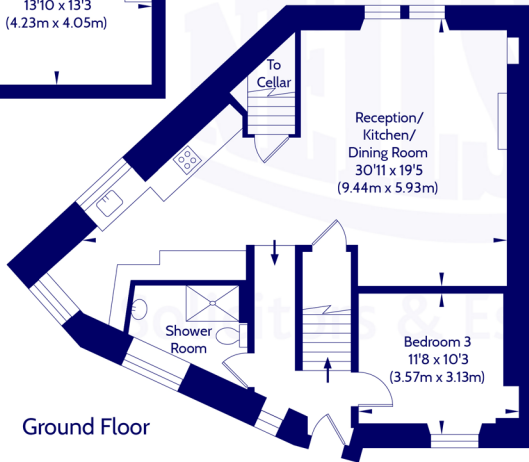
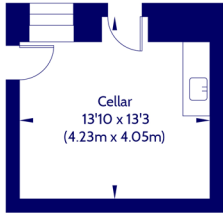
Location

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.





Approx. Gross Internal Floor Area Excl. Cellar 113 Sq M / 1214 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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