










Fixed Price

£429,995

26 Waterson Road

Dunfermline | Fife | KY12 9NP

Quietly situated within 'The Railways' development is this beautifully presented Dundas Homes 'Morar' detached villa. Conveniently located close to excellent local amenities, transport links and green spaces, the property offers well proportioned accommodation, combining modern style with practical family living. Well suited to a range of purchasers, this attractive home provides a comfortable and versatile layout in a popular and well-connected residential setting.

-  2 public rooms
-  5 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Driveway
-  EPC rating – B
-  Council tax band- G



Description

The ground floor has a welcoming hallway with under stair storage and a convenient WC, and to the right is a bright lounge with a box bay window, providing a comfortable setting for relaxation. To the rear, is the stylish kitchen/ dining/family room which is fitted with an attractive selection of wall and base units and enjoys direct access to the rear garden through French doors, creating a seamless space for everyday living and hosting alike. Off the kitchen is a useful utility room and completing the accommodation on this level is bedroom five which would also make an ideal home office or study.

The first floor has a generous principal bedroom complete with fitted wardrobes and a sleek en-suite shower room, three further bedrooms, two with built in wardrobes, and a family four piece bathroom with a separate bath and shower cubicle and crisp white suite. The property further benefits from gas central heating with Hive control, double glazing, solar panels, and a 10 year NHBC warranty.



It should be noted that whilst the photographs are of a 'Morar' showhome they are not of the advertised plot. Please note the EPC and council tax band are as anticipated.

Gardens & Parking

To the front, a turfed garden welcomes you, while the rear enjoys a fully enclosed south facing garden, ideal for outdoor dining and a secure setting for children and pets. The property has a driveway offering off street parking for two cars, with additional on street parking also available.

Factoring

The grounds around the development are maintained by Taylor & Martin at a cost of approximately £35 per quarter.

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 within 28 days with a further £250 missive 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 Morar



GROUND FLOOR

Room	Metres (WxD)	Feet (WxD)
Lounge	3.56m x 6.38m	11'8" x 20'11"
Kitchen/Dining	8.74m x 3.12m	28'8" x 10'3"
Utility Room	1.65m x 2.20m	5'5" x 7'3"
Bedroom 5	2.87m x 2.57m	9'5" x 8'5"



FIRST FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	3.60m x 5.38m	11'10" x 17'8"
En Suite	2.06m x 2.10m	6'9" x 6'11"
Bedroom 2	2.87m x 4.27m	9'5" x 14'0"
Bedroom 3	2.87m x 3.10m	9'5" x 10'2"
Bedroom 4	2.72m x 3.43m	8'11" x 11'3"
Bathroom	2.95m x 2.00m	9'8" x 6'7"

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.



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