



Malcolm Jack
& Matheson

39 Blake Street, Dunfermline
KY11 4PW



OFFERS OVER
£157,000

**IDEAL FIRST-TIME BUY – TWO
DOUBLE BEDROOMS, PRIVATE
GARDEN, DRIVEWAY & GARAGE**

**HALL
LOUNGE
KITCHEN
DINING ROOM
TWO DOUBLE BEDROOMS
SHOWER ROOM
FRONT AND REAR GARDENS
DRIVEWAY & SINGLE GARAGE
GCH & DG
EPC - D**



SITUATION

The Royal Burgh 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 town, 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 associated with a modern town. 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

39 Blake Street is a spacious and well-presented two-bedroom semi-detached home, ideally situated close to excellent schooling, commuter links, and a wide range of local amenities.

Internally, the property offers well-proportioned accommodation throughout, comprising a bright and welcoming lounge, a dining room with direct access to the rear garden, and a fully fitted kitchen. On the upper level, there are two generous double bedrooms and a modern shower room. The home further benefits from excellent storage, including attic space, as well as gas central heating and double

glazing throughout.

Externally, the property features a fully monobloc front garden providing convenient off-street parking. The enclosed rear garden is thoughtfully arranged, with a lawn, designated drying area, and a section of stone chips and paving ideal for outdoor seating. A garden shed and a driveway leading to a single garage complete the outdoor space.

ACCOMMODATION

HALL

Carpeted staircase. Radiator. Carpet. Door through to the lounge.



LOUNGE 4.50M X 3.80M (14'9 X 12'6)

Bright and spacious lounge with window to the front. Door through to the dining room. Feature fireplace with electric fire. Display recess with cupboard below. Radiator. Carpet.

DINING ROOM 4.50M X 2.30M (14'9 X 7'7)

Well-lit room with door out to the garden. Open under the stair storage area. Radiator. Carpet.

KITCHEN 3.00M X 2.70M (9'10 X 8'10)

Fully fitted kitchen with integrated cooker hood, sink and drainer. Window to the side. Free standing washing machine, fridge, freezer and an electric cooker. Boiler. A small breakfast bar. Radiator. Vinyl flooring.

LANDING

Bright and spacious landing. Window to the side. Hatch to the attic with a Ramsay ladder. Carpet.

BEDROOM 4.10M X 3.70M (13'5 X 12'2)

Large double bedroom. Window to the front. Extensively built in wardrobes with sliding mirrored doors. Additionally, there is a large built-in wardrobe. Radiator. Carpet.

BEDROOM 3.80M X 3.20M (12'6 X 10'6)

Double bedroom with window to the rear. Radiator. Carpet.



SHOWER ROOM

Fully tiled modern white three-piece suite comprising walk in shower with electric shower, fitted vanity unit with integrated wash hand basin and WC. Opaque window to the rear. Radiator.

GARDENS & GROUNDS

The property is set on a generous plot and benefits from a fully monobloc front garden, which also provides off-street parking.

To the rear, there is a private garden laid mainly to lawn, with a designated drying area and a section of paving and stone chips, ideal for outdoor seating. The property further benefits from a shed and a driveway leading to a single garage.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed, the free-standing washing machine, fridge, freezer and electric cooker are also included in the sale.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement



OFFERS

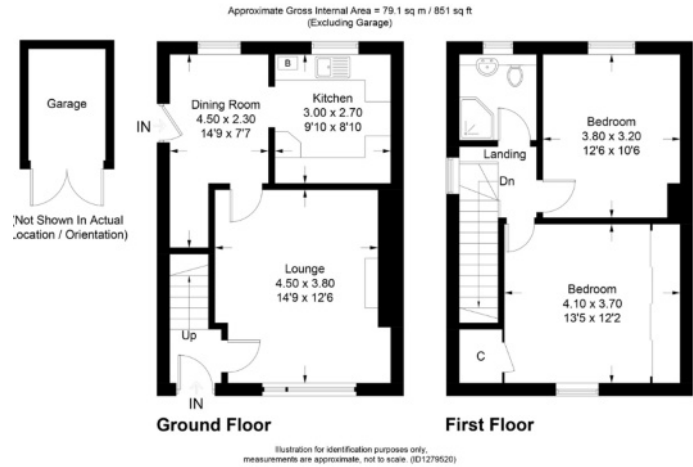
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk.

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, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

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



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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