










Fixed Price

£339,995

2 Waterson Road

Dunfermline | Fife | KY12 9NP

Set within the exclusive 'The Railways' development, this impressive Dundas Homes 'Fintry' detached villa offers spacious and thoughtfully designed accommodation ideal for modern family living. The property enjoys a convenient setting close to a range of local amenities, well regarded schooling, transport connections and outdoor spaces, while the generous interior provides excellent flexibility for growing families. Further enhanced by a private driveway and contemporary finishes throughout, this substantial new build home combines comfort, practicality and style in a popular residential location.

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



Description

The ground floor comprises a welcoming hallway with a convenient WC and utility room, while to the front is a generously proportioned lounge offering an ideal space to relax. To the rear, the stylish dining kitchen is fitted with an attractive range of wall and base units and benefits from French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The first floor has a good size principal bedroom complete with fitted wardrobes and a sleek en-suite shower room, three further double bedrooms, one also with built in wardrobes, and a family bathroom with a crisp white suite. The property further benefits from gas central heating with Hive system, double glazing, solar panels, and a 10 year NHBC warranty.

Please note the photographs shown are of a previous Dundas showhome, however details will vary depending on housetype. Please also note the EPC and council tax band are as anticipated.



Gardens & Parking

There is a turfed garden to the front and a fully enclosed rear garden, ideal for dining and entertaining in the warmer months. 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

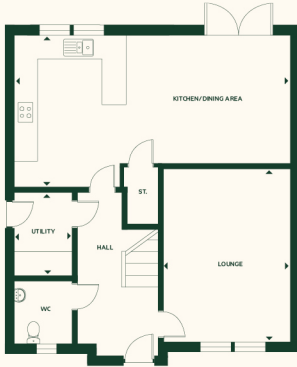
Once an offer has been accepted a reservation form should be completed by the purchaser and a £2,000 reservation fee will be payable to Dundas Estates. Missives should then be concluded with 28 days with further £250 missives deposit then payable. The reservation fee and missive deposit are both part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

Viewing

By appointment through Neilsons (0131 625 2222).

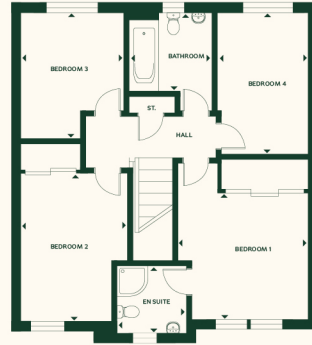


The Fintry



GROUND FLOOR

Room	Metres (WxD)	Feet (WxD)
Lounge	3.28m x 4.37m	10'9" x 14'4"
Kitchen/Dining	7.16m x 3.84m	23'6" x 12'7"
Utility Room	1.50m x 2.08m	4'11" x 6'10"



FIRST FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	3.28m x 3.18m	10'9" x 10'5"
En suite	1.73m x 1.75m	5'8" x 5'9"
Bedroom 2	2.64m x 3.70m	8'8" x 12'2"
Bedroom 3	2.57m x 3.20m	8'5" x 10'6"
Bedroom 4	2.26m x 3.58m	7'5" x 11'9"
Bathroom	2.10m x 1.98m	6'11" x 6'6"

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.

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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