



Malcolm Jack  
& Matheson

17 Sir George Bruce Road,  
Oakley KY12 9RN



**OFFERS OVER  
£100,000**

**GENEROUSLY PROPORTIONED  
3-BEDROOM SEMI DETACHED  
WITH GARDENS & ON STREET  
PARKING IN SOUGHT-AFTER  
OAKLEY**

**HALL  
LOUNGE  
KITCHEN  
3 DOUBLE BEDROOMS  
BATHROOM  
DRIVEWAY  
GARDENS TO FRONT AND REAR  
GCH & SG  
EPC D**



### **SITUATION**

Oakley is a small former mining village located approximately 5 miles west of Dunfermline on the A907. Within the village there are local shops catering for everyday needs, a post office, medical centre, two churches and a primary school. For those who enjoy the outdoors, there are lovely woodland walks in nearby Inzievar. Regular bus services provide access to Dunfermline, which offers a wider range of shopping, leisure and recreational facilities.

### **PROPERTY**

17 Sir George Bruce Road is an exceptionally spacious three-bedroom semi-detached house, situated within a well-established residential

area. The property is conveniently located within walking distance of a primary school, nursery and local amenities, as well as excellent transport links.

Internally, the property is well presented, although it would now benefit from a degree of modernisation. The accommodation comprises an entrance hall, lounge, kitchen, three double bedrooms and a downstairs bathroom. The property further benefits from good storage throughout, including an attic, as well as gas central heating and single glazing.

Externally, there is large garden ground. On-street parking readily available.

### **ACCOMMODATION**

#### **ENTRANCE VESTIBULE**

Carpet. Door through to the hall.

#### **HALL**

Staircase to upper level. Radiator. Carpet.

#### **LOUNGE 4.10M X 4.00M (13'5" X 13'1")**

Spacious lounge with window to the front. Radiator. Display recess with storage cupboard below. Carpet.

#### **KITCHEN 4.20M X 3.00M (13'9" X 9'10")**

Fully fitted kitchen with integrated sink and drainer, gas hob, electric oven and cooker



hood. Free standing fridge/freezer, washing machine, and a tumble dryer. Window to the rear. Door to the garden. Radiator. Carpet.

#### **LANDING**

Window to the side. Hatch to the attic. Built in cupboard. Carpet.

#### **BEDROOM 4.20M X 2.70M (13'9 X 8'10)**

Spacious double bedroom with window to the front. Built in storage cupboard. Fireplace. Radiator. Carpet.

#### **BEDROOM 4.20M X 3.80M (13'9 X 12'6)**

Double bedroom with window to the rear. Built in storage cupboard. Radiator. Carpet.

#### **BEDROOM 3.10M X 3.00M (10'2 X 9'10)**

Double bedroom with window to the side. Built in storage cupboard. Carpet.

#### **BATHROOM**

White three-piece suite comprising bath with shower head attachment, wash hand basin and WC. Opaque window to the rear. Radiator. Laminate flooring.

#### **GARDENS & GROUNDS**

The property benefits from well-maintained gardens to the front and rear. The front garden is laid to lawn. The rear garden is generously sized, featuring a lawn. The garden is fully enclosed and there is a garden shed.

#### **EXTRAS**

All fixtures and fittings are included in the sale together with the free-standing fridge/freezer, washing machine, the tumble dryer and the garden shed.

#### **VIEWING**

By appointment. Contact Malcolm Jack & Matheson.

#### **ENTRY**

Entry by mutual agreement

#### **OFFERS**

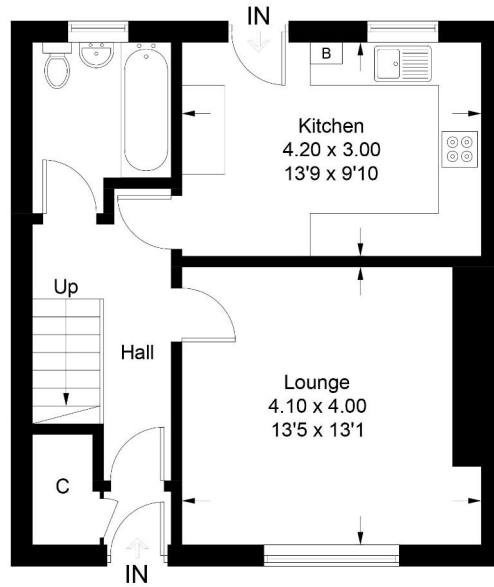
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be

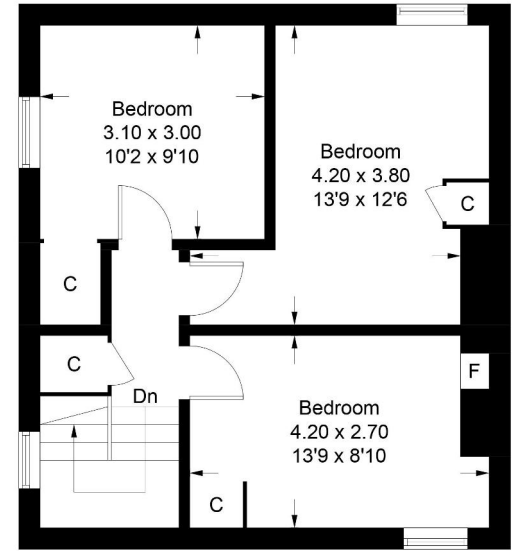
advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

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



**Ground Floor**



**First Floor**

**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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