



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

12 Carlyle Lane, Dunfermline, KY12 9DB
Offers Over £124,500



Well proportioned end terraced villa situated in a popular and quiet residential location close to City centre and within walking distance of amenities and schooling. This property would suit a first time buyer or a growing family. Entrance hall, Downstairs Shower room, Lounge, Breakfasting kitchen, Conservatory, Landing, 3 Bedrooms, Bathroom. Gas warm air central heating. Double glazing. Good storage accommodation. Garden to incorporating an off street parking area. Requires modernisation and upgrading. Essential viewing. Great potential. EPC - D. Council Tax- C. Freehold.

LOCATION

Dunfermline, Scotland's ancient capital, was granted official city status in May 2022 as part of the civic honours marking Her Majesty The Queen's Platinum Jubilee. Steeped in history, the city is the final resting place of King Robert the Bruce and boasts a rich heritage reflected in landmarks such as Dunfermline Abbey, Abbot House, and Carnegie's Birthplace Museum. These historic attractions sit comfortably alongside modern developments, most notably the award winning Carnegie Museum and Library, symbolising Dunfermline's seamless blend of past and present.

Ideally situated approximately five miles from the iconic Forth Bridges, Dunfermline is particularly popular with commuters. The city enjoys excellent transport links, with easy access to the M90 motorway providing direct routes to Edinburgh, Perth, and Dundee, as well as convenient connections via the Kincardine Bridge to Stirling, Glasgow, and the west of Scotland.

Dunfermline offers a full range of shopping, leisure, and social amenities, complemented by well regarded educational establishments. Two local railway stations provide regular services to Edinburgh, along with intercity connections to destinations across the UK, while frequent local and national bus services further enhance accessibility. Altogether, Dunfermline combines historic significance, modern convenience, and superb connectivity, making it an attractive place to live, work, and visit

PROPERTY - END TERARCED VILLA

- Ideal family home
- Great starter accommodation
- Good sized rooms
- Great potential
- 2 Public rooms
- 3 Bedrooms
- 2 Bathrooms
- Double glazing / Gas central heating
- Garden to rear (with an area for off street parking)
- Convenient location
- Close to schools and City Centre
- Internal viewing is a must!

ACCOMMODATION

Hall 1.84 m x 0.96 m / 6'0" x 3'2"

With door to lounge and shower room.

Shower Room 2.22 m x 1.84 m / 7'3" x 6'0"

A second shower room, especially on the ground level is a great addition to any family home. Fitted with a modern white suite. Mid.

Lounge 4.22 m x 3.88 m / 13'10" x 12'9"

This is a well proportioned lounge. Door to kitchen. Front.

Breakfasting Kitchen 4.22 m x 3.36 m / 13'10" x 11'0"

A well proportioned kitchen. Rear.

Rear Hall 3.35 m x 1.84 m / 11'0" x 6'0"

With stairs to upper level and door to conservatory.

Landing 2.60 m x 1.91 m / 8'6" x 6'3"

With doors to 3 bedrooms and Bathroom.

Bedroom 1 3.89 m x 3.61 m / 12'9" x 11'10"

A great sized double bedroom. Double built in storage cupboard. Front.

Bedroom 2 3.89 m x 3.47 m / 12'9" x 11'5"

Another well proportioned double bedroom. Two storage cupboards. Rear

Bedroom 3 2.56 m x 2.33 m / 8'5" x 7'8"

The third bedroom also has a cupboard. Rear.

Bathroom 2.70 m x 1.72 m / 8'10" x 5'8"

Fitted with a modern white suite. Rear.

Garden

There is an area of garden ground to the rear of the property. Most of the garden has been offered for off street parking, if required. Double gate for car access.

PARKING

There is an area of parking within the rear garden.

HEATING

Gas warm air central heating.

GLAZING

Double glazing.

EXTRAS

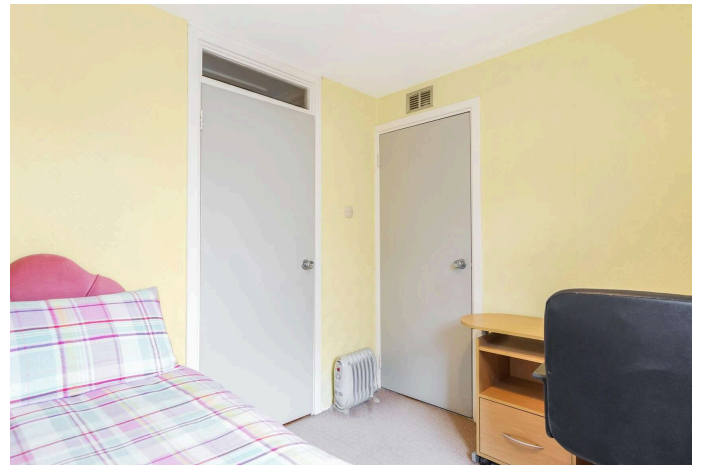
All the fitted carpets and blinds are included in the sale price.

SOLD AS SEEN

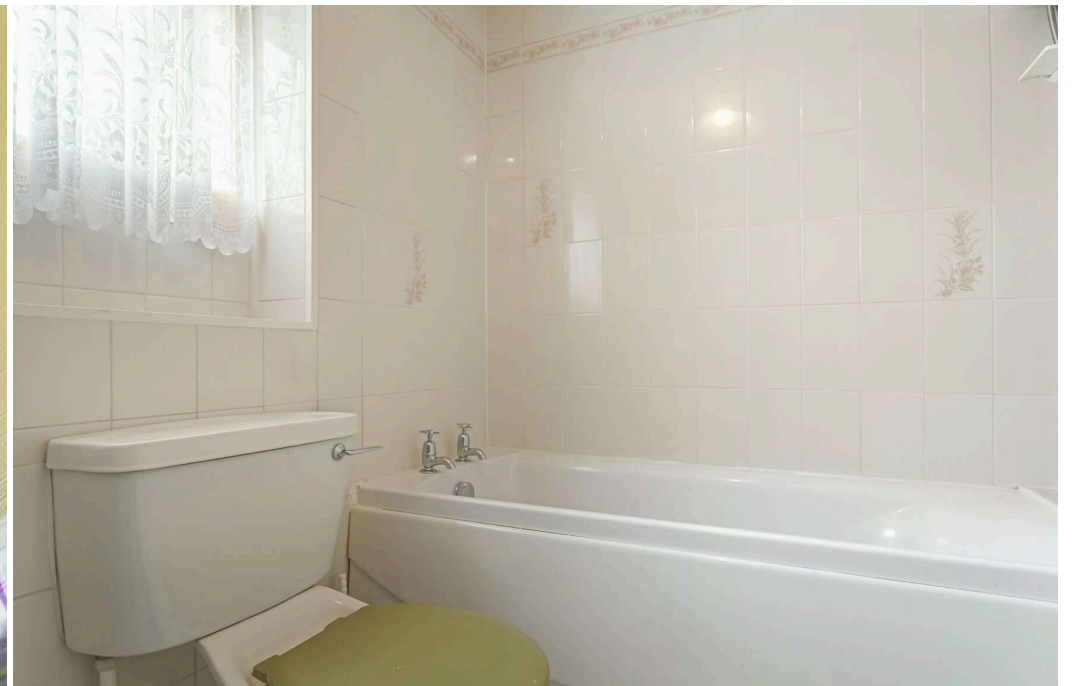
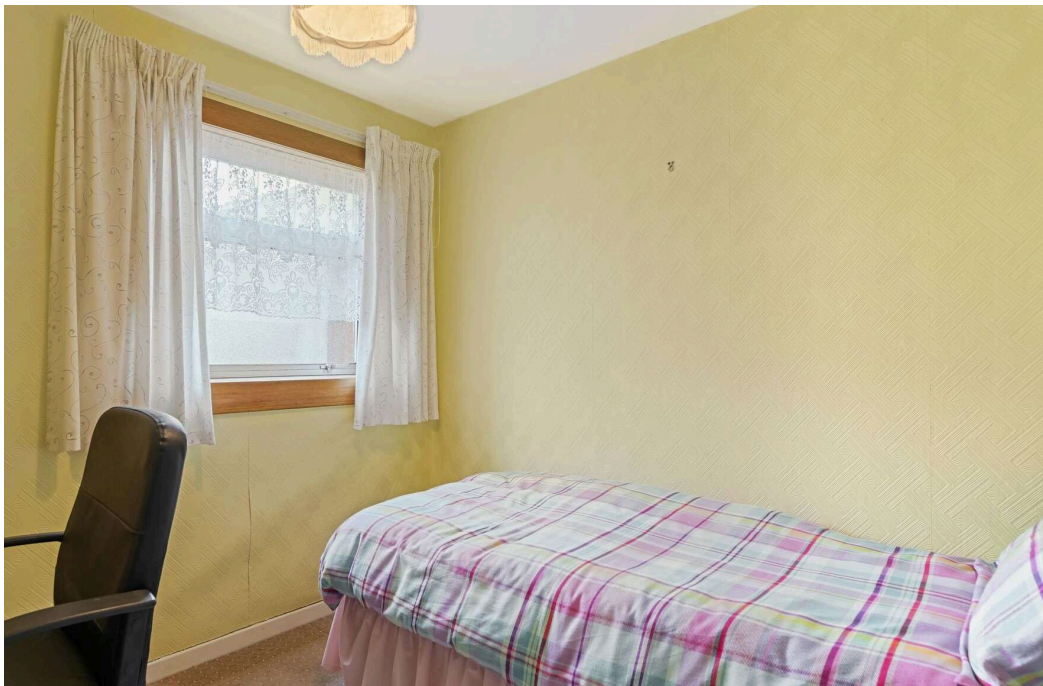
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

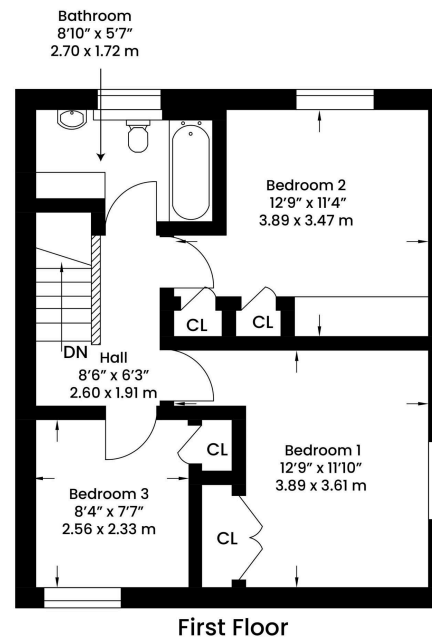
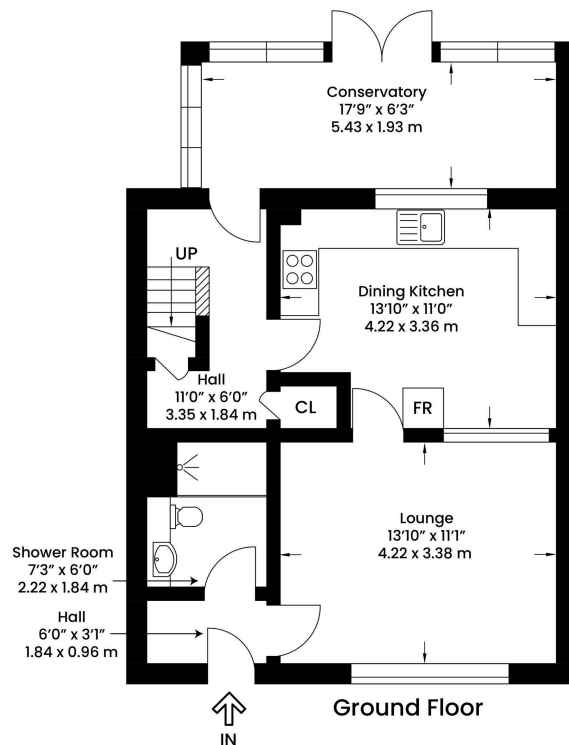
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

vistaBee 2026

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