NEILSONS

Solicitors & Estate Agents



Fixed Price

**£247,450**

# 9 Waterson Road

## Dunfermline | Fife | KY12 9NP

Enjoying a peaceful position within the sought after 'The Railways' development, is this three bedroom Dundas Homes 'Kintail' mid terraced villa, offering contemporary accommodation ideally suited to modern living. Close to a wide range of local amenities, well regarded schools, transport connections and outdoor spaces, the property provides bright and comfortable accommodation with a practical layout designed for everyday family life. Complemented by allocated parking and attractive surroundings, this brand new home is sure to appeal to first time buyers, professionals and growing families alike.

- 1 public room
- 3 bedrooms
- 1 bathroom plus WC
- Front & rear gardens
- Two allocated parking spaces
- EPC rating – B
- Council tax band- E



## Description

The ground floor accommodation briefly comprises a light and airy front facing lounge, stylish dining kitchen with a range of attractive wall and base units and direct access to the rear garden through French doors, and a convenient WC.

Moving upstairs there are three double bedrooms, two of which have built in wardrobes, and a bathroom with a crisp white suite. The property further benefits from gas central heating with a Hive system, double glazing, solar panels, and a 10 year NHBC warranty.

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





## Gardens & Parking

To the front, a turfed garden welcomes you to the property, while the rear enjoys a fully enclosed garden, providing a place to relax and dine in the warmer months and a safe space for children and pets to play. The property has two allocated parking spaces, 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).

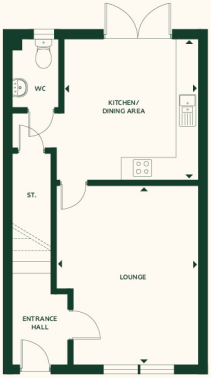


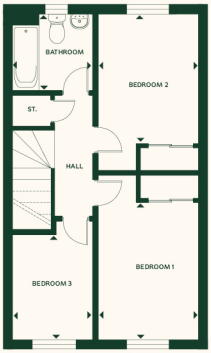


## Location

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 Kintail




**GROUND FLOOR**

| Room | Metres (WxD) | Feet (WxD) |
|---|---|---|
| Lounge | 3.66m x 4.65m | 12'0" x 15'3" |
| Kitchen/Dining | 3.48m x 3.7om | 11'5" x 12'2" |

**FIRST FLOOR**

| Room | Metres (WxD) | Feet (WxD) |
|---|---|---|
| Bedroom 1 | 2.44m x 3.60m | 8'0" x 11'10" |
| Bedroom 2 | 2.64m x 3.38m | 8'8" x 11'1" |
| Bedroom 3 | 2.13m x 2.70m | 6'12" x 8'10" |
| Bathroom | 2.13m x 2.00m | 6'12" 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.**

NEILSONS

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