

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



165 Pitcorthie Drive, Dunfermline, KY11 8BJ
Offers Over £194,500



Bright and well proportioned semi detached villa located within the very popular Pitcorthie estate offering ideal family accommodation. Entrance hall, Downstairs WC, Lounge, Dining room, Kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Neat gardens to front and rear. Garage. Driveway for 2 cars. Popular property type. Early viewing essential. Great potential. EPC - C. Council tax - D. Freehold.

LOCATION

This property is located within the much sought after Pitcorthie estate. 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 City, 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 Road 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 City. 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 - SEMI DETACHED VILLA

- Popular property type
- Sought after location
- 2 Public rooms
- 3 Bedrooms
- Shower room and WC.
- Ideal family home
- Well maintained
- Bright accommodation
- Requires some general modernisation
- Great potential
- Garage and Driveway.

ACCOMMODATION

Entrance Porch 2.27 m x 1.75 m / 7'5" x 5'9"

With door to hall.

Hall 1.73 m x 1.71 m / 5'8" x 5'7"

With door to the lounge and downstairs WC. Stairs to upper level.

Downstairs WC 1.92 m x 0.81 m / 6'4" x 2'8"

This is a great addition to any family home. Mid.

Lounge 4.09 m x 3.21 m / 13'5" x 10'6"

This is a bright, good sized lounge which has a feature fireplace. Front.

Dining Room 3.47 m x 2.62 m / 11'5" x 8'7"

Another good sized public room. Door to kitchen. Rear.

Kitchen 3.47 m x 2.32 m / 11'5" x 7'7"

Fitted with floor and wall units. Door to garden. Rear.

Landing 2.47 m x 1.99 m / 8'1" x 6'6"

With doors to 3 bedrooms and shower room. Storage cupboard.

Bedroom 1 4.17 m x 2.95 m / 13'8" x 9'8"

This double bedroom is well proportioned and enjoys the benefit of built in wardrobes. Front.

Bedroom 2 3.34 m x 2.95 m / 10'11" x 9'8"

Another good sized double bedroom. Two storage cupboards. Rear.

Bedroom 3 3.14 m x 2.21 m / 10'4" x 7'3"

This bedroom also enjoys the benefit of a built in storage cupboard/wardrobe. Front.

Shower Room 1.99 m x 1.70 m / 6'6" x 5'7"

Fitted with white suite. Rear.

Gardens

There are well maintained areas of mature garden ground to the front and rear of the property. The rear garden is enclosed offering a pet and child safe environment.

GARAGE/DRIVEWAY

There is a single garage accessed via slabbed and chipped driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

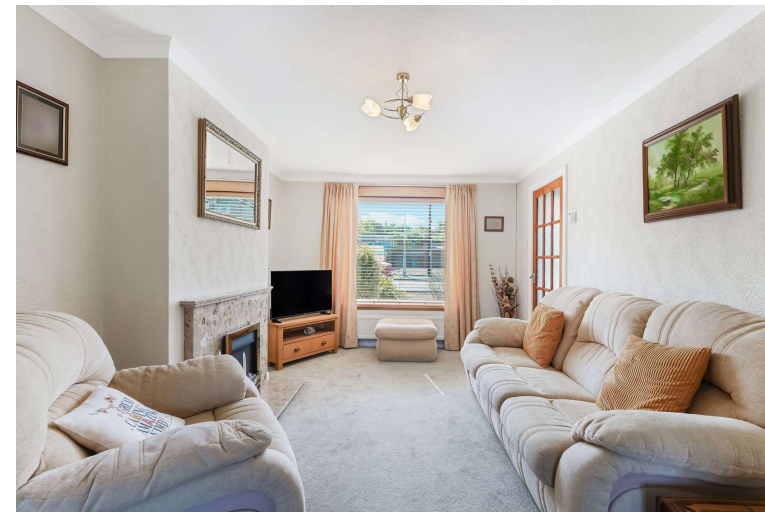
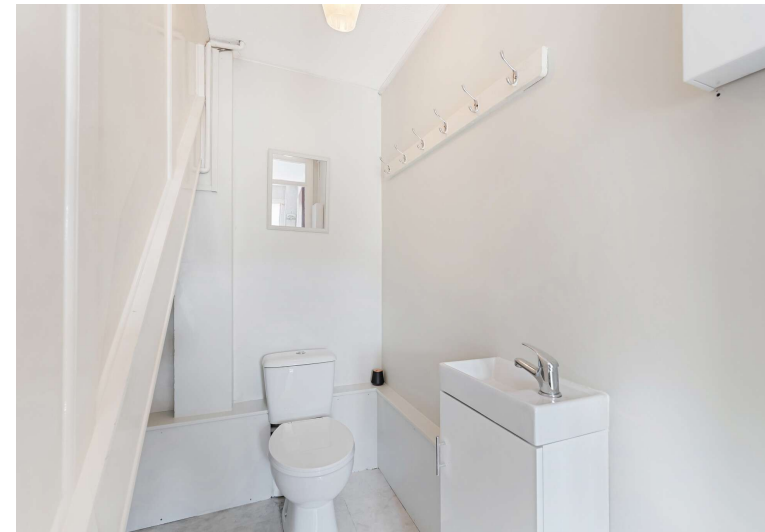
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

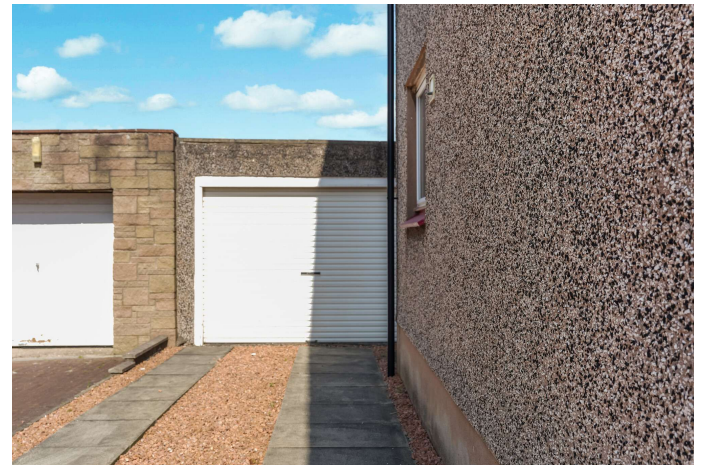
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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.

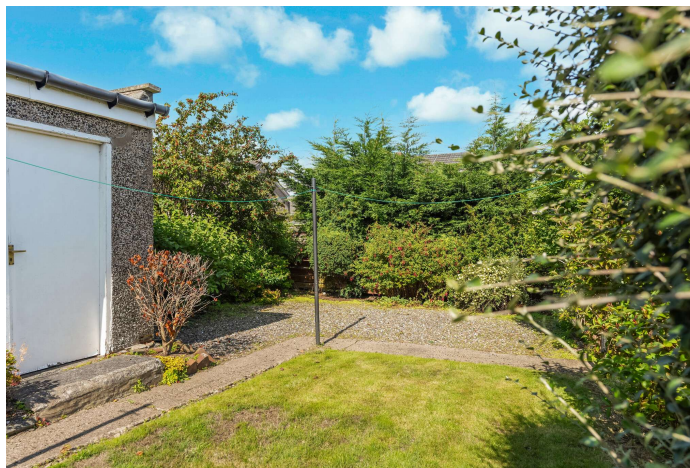












VIEWING

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.

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

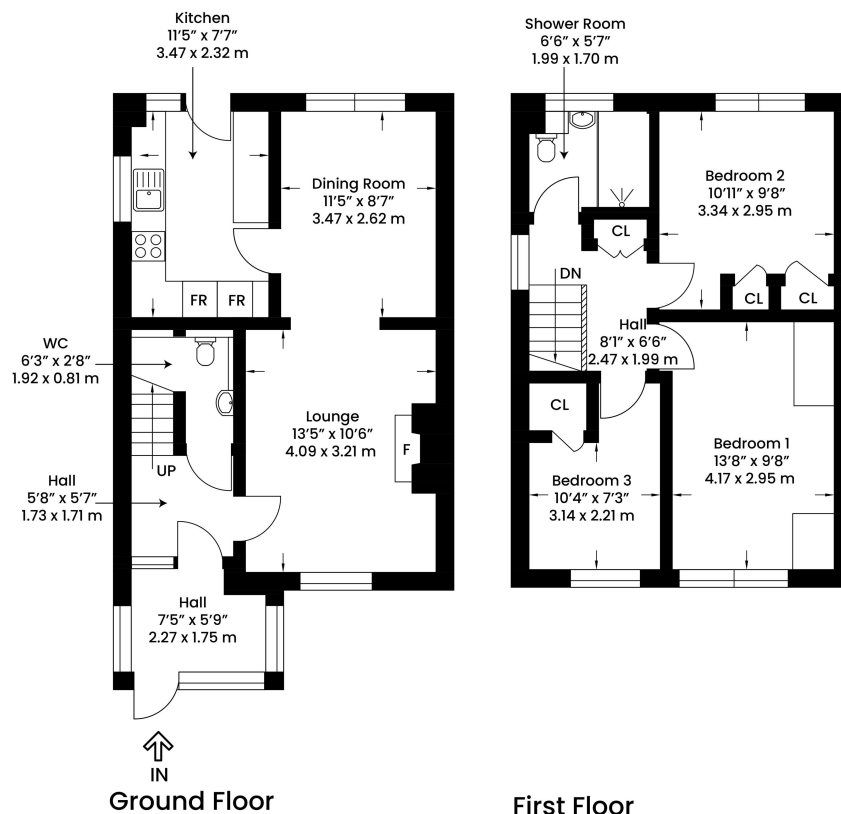
VISIT OUR WEBSITE FOR A FULL RANGE OF
PROPERTIES FOR SALE

www.rossconnel.co.uk

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk



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. (D 110927)
vistaBee 2020

espc



rightmove

s1homes.com

Find us on
Facebook