

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**4 Holly Crescent, Dunfermline, KY11 8BT**  
**Offers Over £194,950**



Bright Semi detached villa offering ideal family accommodation enjoying a pleasant location within the ever popular Pitcorthie Estate. Entrance Hall, Lounge, Dining room, Kitchen, 3 Bedrooms, Bathroom. Neat gardens to the front and rear. Garage. Driveway. Double glazing. Solid fuel central heating. Sought after area. Popular property type. Requires some modernisation and upgrading. Great potential. Early viewing a must! EPC - E. 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

- Much sought after location
- Popular property type
- 2 Public rooms
- 3 Bedrooms
- Double glazing and solid fuel central heating
- Ideal family home
- Requires modernisation and upgrading
- Garage and Driveway
- Gardens to front and rear

## ACCOMMODATION

**Entrance Porch 2.10 m x 0.72 m / 6'11" x 2'4"**

With patio door to hall.

**Hall 2.21 m x 1.62 m / 7'3" x 5'4"**

With door to lounge and stairs to upper level.

**Lounge 4.17 m x 4.07 m / 13'8" x 13'4"**

With archway to dining room. Brick built feature wall and fireplace. Understairs storage cupboard. Front.

**Dining Room 3.31 m x 2.65 m / 10'10" x 8'8"**

Door to kitchen. Rear.

**Kitchen 3.31 m x 2.18 m / 10'10" x 7'2"**

Door to garden. Rear.

**Landing 2.52 m x 1.82 m / 8'3" x 6'0"**

With doors to 3 bedrooms and bathroom.

**Bedroom 1 3.44 m x 2.97 m / 11'3" x 9'9"**

A well proportioned double bedroom with storage cupboard. Rear.

**Bedroom 2 4.92 m x 4.17 m / 16'2" x 13'8"**

The second double bedroom is also a good size. Front.

**Bedroom 3 3.12 m x 2.26 m / 10'3" x 7'5"**

With a built in storage cupboard. Front.

**Bathroom 1.82 m x 1.73 m / 6'0" x 5'8"**

Fitted with a white suite. Rear.

## Gardens

There are neatly presented areas of garden ground to the front and rear of the property.

## GARAGE/DRIVEWAY

There is a single garage which is accessed via a Monoblock driveway,

## HEATING

Solid fuel central heating.

## GLAZING

Double glazing.

## EXTRAS

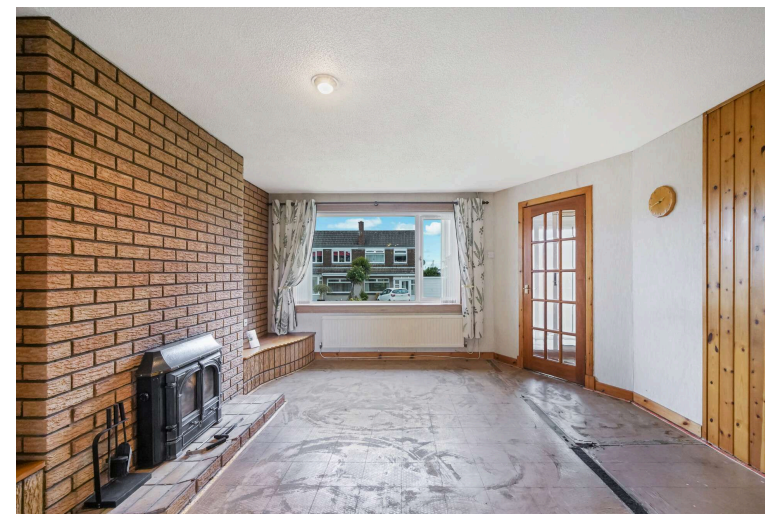
All the blinds are included in the sale price.

## HOME REPORT

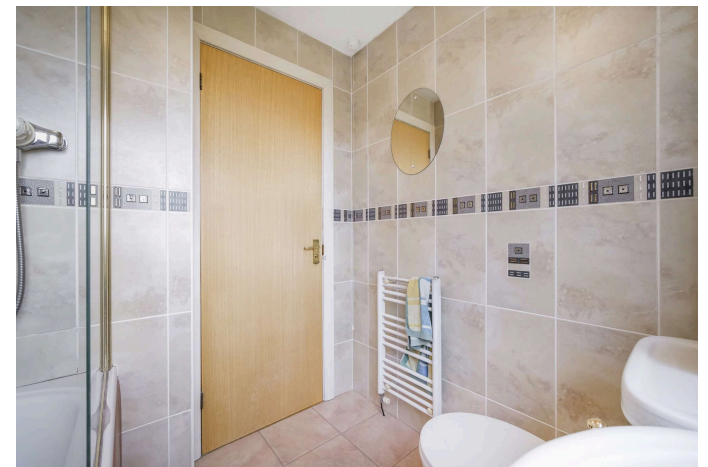
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

## 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

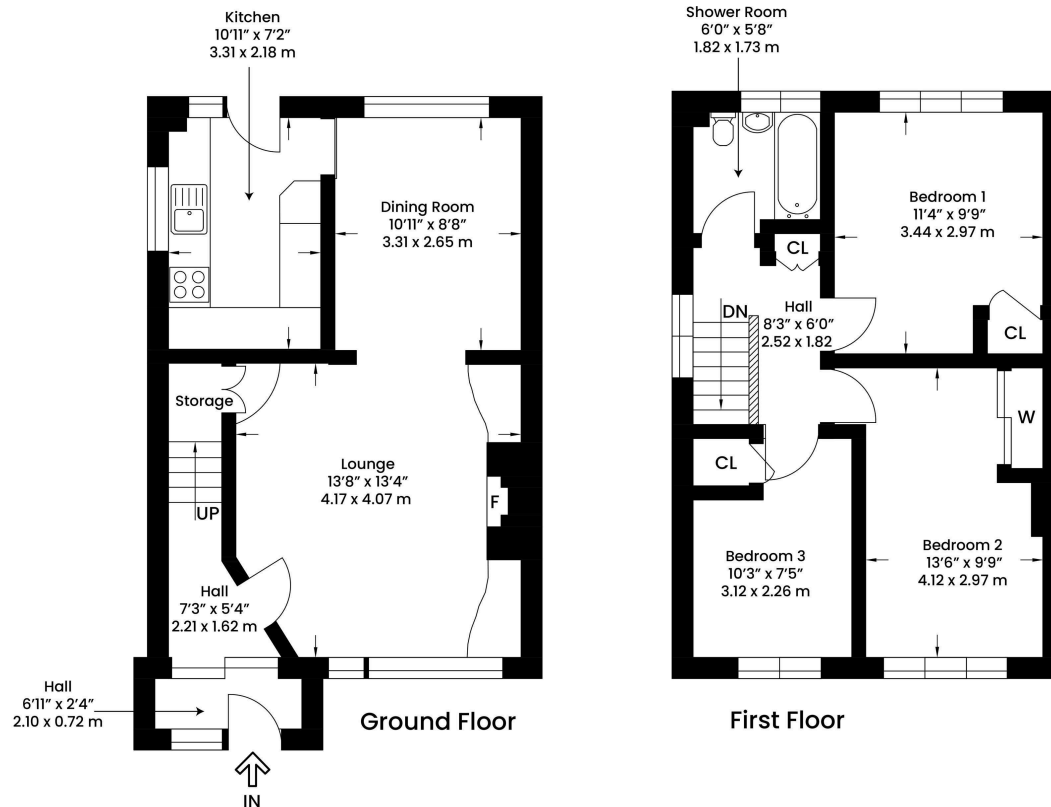
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://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](mailto: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. (ID 110527)  
vistaBee 2026

espc



rightmove

s1homes.com

Find us on Facebook