



Malcolm Jack  
& Matheson

35 Sir George Bruce Road, Oakley  
KY12 9RP



**OFFERS OVER  
£110,000**

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

**HALL  
LOUNGE  
KITCHEN  
3 DOUBLE BEDROOMS  
WET ROOM  
DRIVEWAY  
GARDENS TO FRONT AND REAR  
GCH & DG  
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**

35 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 wet room. The property further benefits from good storage throughout, including an attic, as well as gas central heating and double glazing.

Externally, there are attractive, well-maintained gardens to both the front and rear. A driveway

provides off-street parking, with additional on-street parking readily available.

### **ACCOMMODATION**

#### **ENTRANCE VESITUBLE**

Carpet. Under the stair storage cupboard. Door through to the hall.

#### **HALL**

Staircase to upper level. Cloak cupboard. Radiator. Carpet.

#### **LOUNGE 4.10M X 4.10M (13'5 X 13'5)**

Spacious lounge with window to the front. Radiator. Fireplace housing electric fire. Carpet.



### **KITCHEN 4.20M X 2.80M (13'9 X 9'2)**

Fully fitted kitchen with integrated sink and drainer. Free standing electric cooker, fridge, fridge/freezer, washing machine, and a tumble dryer. Window to the rear. Door to the garden. Radiator. Part vinyl flooring, part tiled flooring.

### **LANDING**

Window to the side. Hatch to the attic. Built in cupboard. Laminate flooring.

### **BEDROOM 4.30M X 3.90M (14'1 X 12'10)**

Spacious double bedroom with window to the front. Built in storage cupboard. Radiator. Laminate flooring.

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

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

### **BEDROOM 3.60 X 3.20M (11'10 X 10'6)**

Double bedroom with window to the side. Built in storage cupboard housing boiler. Laminate flooring.

### **WET ROOM**

White three-piece suite comprising electric shower, wash hand basin and WC. Opaque window to the rear. Radiator. This room is located on the ground floor.

### **GARDENS AND GROUNDS**

The property benefits from well-maintained gardens to the front and rear. The front garden is laid to lawn and provides access to the driveway and car port. The rear garden is generously sized, featuring a lawn, greenhouse and garden shed, as well as a sun terrace. The garden is fully enclosed, offering a good degree of privacy.

### **EXTRAS**

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

### **VIEWING**

By appointment. Contact Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual arrangement.

### **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.

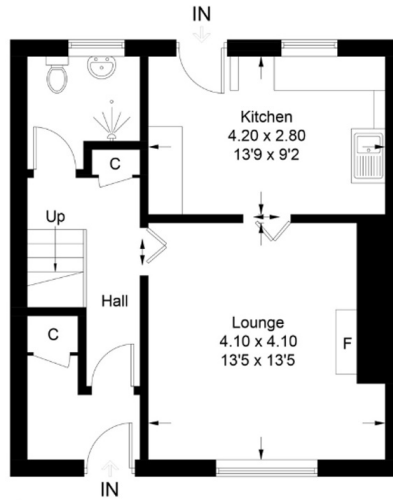
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property was vacant when we were asked to arrange the sale, we were unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

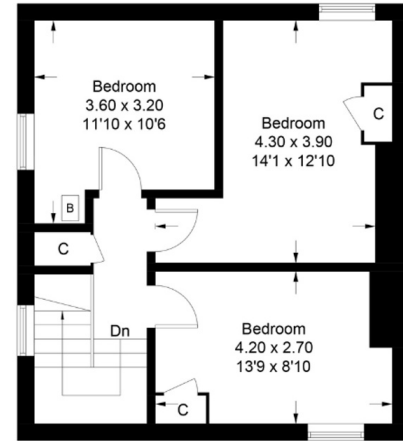
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 91.1 sq m / 981 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only.  
measurements are approximate, not to scale. (ID1290342)

**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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