



Malcolm Jack
& Matheson

165 Wedderburn Crescent,
Dunfermline KY11 4RY



OFFERS OVER
£145,000

**SPACIOUS 3-BEDROOM
PROPERTY WITH GREAT
POTENTIAL IN A WELL-
LOCATED AREA**

**HALL
LOUNGE
KITCHEN
THREE DOUBLE BEDROOMS
BATHROOM
FRONT AND REAR GARDEN
DRIVEWAY FOR ONE CAR.
AMPLE ON STREET PARKING
EPC - C**



SITUATION

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 town, 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 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 town. 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

165 Wedderburn Street is a spacious three-bedroom home, ideally situated in a sought-after area with excellent access to local schools, Dunfermline city centre, and commuter links.

Internally, the property would benefit from some modernisation. The accommodation comprises a generous lounge, kitchen, three

double bedrooms, and a bathroom. Additional features include gas central heating, double glazing, and ample storage throughout.

Externally, the property boasts attractive, garden grounds to both the front and rear. There is a driveway for one car also ample on-street parking available nearby.

ACCOMMODATION

HALL

Spacious hallway with area of open storage. Under the stair storage cupboard. High level cupboard housing electric meter and fuse box. Carpeted staircase. Window to the side. Radiator. Laminate flooring.



LOUNGE 4.20M 3.80M (13'9 X 12'6)

Bright and spacious lounge. Radiator. Window to the front. Electric fire.

KITCHEN 4.20M X 2.60 (13'9 X 8'6)

Modern fully fitted kitchen with integrated electric hob, oven, fridge, freezer, sink and drainer. Freestanding washing machine and tumble dryer. Window overlooking the rear garden. Door out to the garden. Boiler. Radiator. Laminate flooring.

LANDING

Spacious landing with a window to the side. Hatch to the roof space.

BEDROOM 4.30M X 3.00M (14'1 X 9'10)

Double bedroom with window to the front. Built in wardrobe. Radiator. Carpet.

BEDROOM 3.50M X 3.10M (11'6 X 10'2)

Double bedroom with window to the rear. Built in wardrobe. Radiator. Carpet.

BEDROOM 3.20M X 2.50M (10'6 X 8'2)

Double bedroom or a good sized single. Window to the rear. Built in cupboard. Radiator. Carpet.

BATHROOM

Three-piece suite comprising bath with mixer shower, wash hand basin and WC. Radiator. Opaque window to the rear. Vinyl tile effect flooring.

GARDENS & GROUNDS

The front garden is enclosed and mainly laid to lawn, with a driveway providing off-street parking for one car.

The rear garden is generously sized, south-facing, and fully enclosed, featuring a patio area, drying area, and a section of lawn. A garden shed is also included.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances, the free-standing washing machine and tumble dryer.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01 383 723444 or by email property@malcolmjack.co.uk

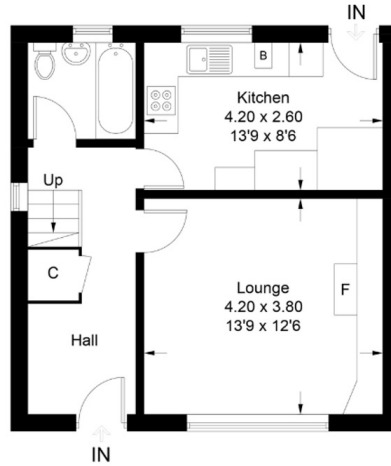
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and only the gas boiler has been tested (certificate available). No warranties of any kind can be provided.

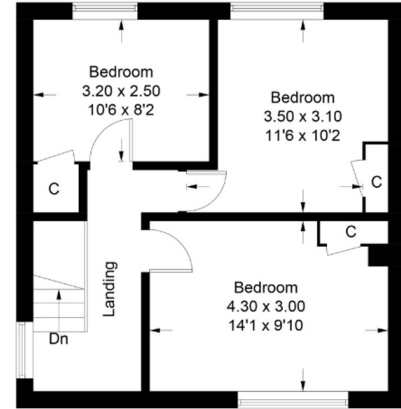
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 82.1 sq m / 884 sq ft



Ground Floor



First Floor

Illustration for identification purposes only.
measurements are approximate, not to scale. (ID12908860)

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

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

