

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



33 Farnell Way, Dunfermline, KY12 0SR
Fixed Price £250,000



Most attractive detached bungalow enjoying a pleasant cul-de-sac location within a much sought after residential area. Entrance Hall, Lounge/dining room, New fitted kitchen, 3 Bedrooms (built in wardrobes), Shower room. Double glazing. Gas central heating. Lovely, very low maintenance gardens to front and rear. Garage (electric door) with slabbed and chipped driveway. Neat decor throughout. Well maintained. Ideal retirement/ starter home. Good storage accommodation. Much sought after location. Rarely available. EPC - C. Council tax - E. Freehold.

LOCATION

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 - DETACHED BUNGALOW

- Much sought after area
- Ideal retirement/starter home
- Move in condition
- Garage with electric door
- Driveway
- Lovely, very low maintenance gardens
- Well maintained
- Close to railway station
- Rarely available property type

ACCOMMODATION

Hall

With doors leading to the lounge, kitchen, 3 bedrooms and shower room. Storage cupboard.

Lounge/Dining room 4.20 m x 5.82 m / 13'9" x 19'1"

This is a superbly proportioned lounge/dining room, which features a box bay window. Front.

Kitchen 3.35 m x 2.22 m / 11'0" x 7'3"

The kitchen has recently been upgraded with modern floor and wall units with complementary worktops. Door to garden. Rear.

Bedroom 1 3.23 m x 3.26 m / 10'7" x 10'8"

This is a good sized double bedroom, which enjoys the benefit of a double built in wardrobe with sliding mirror doors. Rear.

Bedroom 2 3.27 m x 2.13 m / 10'9" x 7'0"

The second double bedroom also has a double built in wardrobe with sliding mirror doors. Rear.

Bedroom 3 2.36 m x 2.30 m / 7'9" x 7'7"

The third bedroom also enjoys the benefit of a double built in wardrobe with sliding mirror doors. Side.

Shower Room 2.22 m x 1.76 m / 7'3" x 5'9"

The stylish shower room has been recently upgraded with a modern white suite incorporating a contemporary sink unit with built in storage and a large shower compartment with glass screen. Side.

Gardens

The gardens, which are generously proportioned, have been landscaped with ease of maintenance in mind.

GARAGE/DRIVEWAY

There is a single garage with electric door, light and power accessed via slabbed and chipped driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

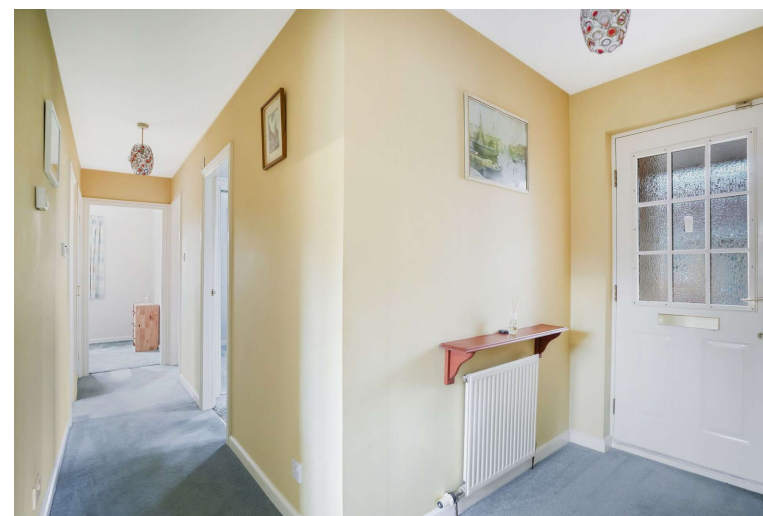
All the fitted carpets and blinds are included in the sale price.

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. NO Warranties/Guarantees given.













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

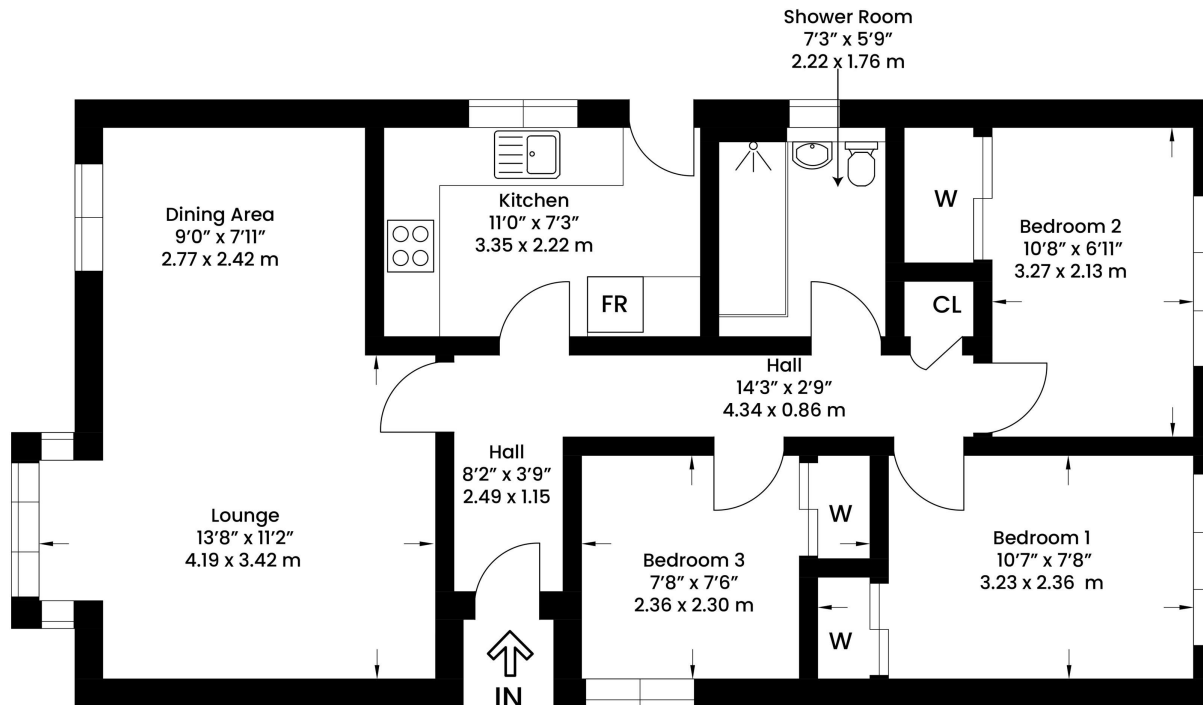
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www.rossconnel.co.uk

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.

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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 110927)
vistaBee 2026

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