

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

A two-story semi-detached house with a light-colored textured facade and a dark tiled roof. The house features a large white garage door on the left, a blue front door with a small window, and several windows with dark frames. The house is surrounded by a well-maintained garden with a lawn, gravel paths, and various plants. The sky is blue with some clouds.

5a Ladysmill Court, Dunfermline, KY12 7YD
Offers Over £274,000



Well proportioned detached villa enjoying a pleasant location within much sought after residential area and offering superb family accommodation. Entrance Porch, Downstairs WC, Hall, Lounge, Dining room, Kitchen, 4 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Garage. Driveway. Well maintained. Neatly presented throughout. EPC - C. Council Tax - F. Freehold.

LOCATION

Ladysmill Court forms part of a much sought after location near Pittencrieff Park and within walking distance of Dunfermline City Centre and railway station. There is easy access to the M90 motorway for travel both north and south and a regular bus service operates. Well-reputed primary and secondary schools are also within walking distance.

PROPERTY - DETACHED VILLA

- Entrance Porch
- Hall
- Lounge
- Dining room
- Kitchen
- 4 Bedrooms (Master en-suite)
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage
- Driveway
- Ideal family home
- Well maintained

ACCOMMODATION

Entrance Porch

With door to hall.

WC 1.70 m x 0.90 m / 5'7" x 2'11"

Fitted with a modern white suite. Front.

Hall

The hall gives access to lounge, dining room, kitchen and downstairs WC. Storage cupboard.

Lounge 4.53 m x 4.41 m / 14'10" x 14'6"

This is a well proportioned lounge. Patio doors to garden. Rear.

Dining Room 3.26 m x 3.03 m / 10'8" x 9'11"

A good sized dining room. Front.

Kitchen 3.71 m x 3.37 m / 12'2" x 11'1"

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

Landing

With doors to all the apartments. Storage cupboard.

Master Bedroom 3.38 m x 2.93 m / 11'1" x 9'7"

This well proportioned double bedroom enjoys the benefit of a full width built in wardrobes with sliding doors. Door to en-suite shower room. Front.

En-suite Shower room 2.34 m x 1.40 m / 7'8" x 4'7"

Fitted with a white suite. Side.

Bedroom 2 3.33 m x 2.79 m / 10'11" x 9'2"

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

Bedroom 3 3.65 m x 2.79 m / 12'0" x 9'2"

The third bedroom has a deep double built in wardrobe with sliding doors. Front.

Bedroom 4

The fourth bedroom has a storage cupboard. Rear.

Bathroom 2.13 m x 1.96 m / 7'0" x 6'5"

Fitted with a white suite. Rear,

Gardens

This property has lovely areas of garden ground to the front and rear comprising areas of lawn, patio areas, chipped areas and borders for general planting. The rear garden is fully enclosed by fencing offering a child & pet safe environment.

GARAGE/DRIVEWAY

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

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the 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.













VIEWING

Contact Ross & Connel on 01383 721156

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 us 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.

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



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)

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