
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



20 Dundonnell Way, Dunfermline, KY11 8FS
Offers Over £154,000



Mid terraced villa enjoying a pleasant location within a much sought after residential area of Duloch. Entrance hall, Downstairs WC, Lounge (French doors to garden), Kitchen, 2 Double bedrooms (Built in wardrobes), Bathroom. Double glazing. Gas central heating. Gardens. Ideal starter home. Ideal buy to let. Driveway/Parking. Good storage accommodation. EPC - C. Council tax - D. 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 town, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline City 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. primary and secondary schooling within close proximity. Dundonnell Way is Ideally located for amenities with a Tesco superstore, Duloch Leisure centre and Fife Leisure Park all within walking distance of the property.

PROPERTY

- Hall
- Downstairs WC
- Lounge with French doors to garden
- Kitchen
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Off Street parking/Driveway

ACCOMMODATION

Entrance hall

With door to WC, Lounge and Kitchen. Storage cupboard.

WC 1.60 m x 0.80 m / 5'3" x 2'7"

Fitted with a white suite. Front.

Lounge 4.50 m x 3.90 m / 14'9" x 12'10"

This well proportioned lounge has French doors leading to the rear garden. Rear.

Kitchen 2.40 m x 2.00 m / 7'10" x 6'7"

Front.

Landing

With doors to 2 bedrooms and bathroom

Bedroom 1 3.60 m x 2.50 m / 11'10" x 8'2"

This double bedroom boasts a built in wardrobe. Storage cupboard. Rear.

Bedroom 2 3.40 m x 2.50 m / 11'2" x 8'2"

The second double bedroom has a full width built in wardrobes. Front.

Bathroom 2.00 m x 1.90 m / 6'7" x 6'3"

Fitted with a white suite. Mid.

Gardens

There are garden areas to the front and rear. The front garden has a small chipped area whilst the rear garden has an area of lawn with slabbed path. Garden shed.

DRIVEWAY

There is an area for off street parking to the front of the property.

HEATING

Gas central heating.

GLAZING

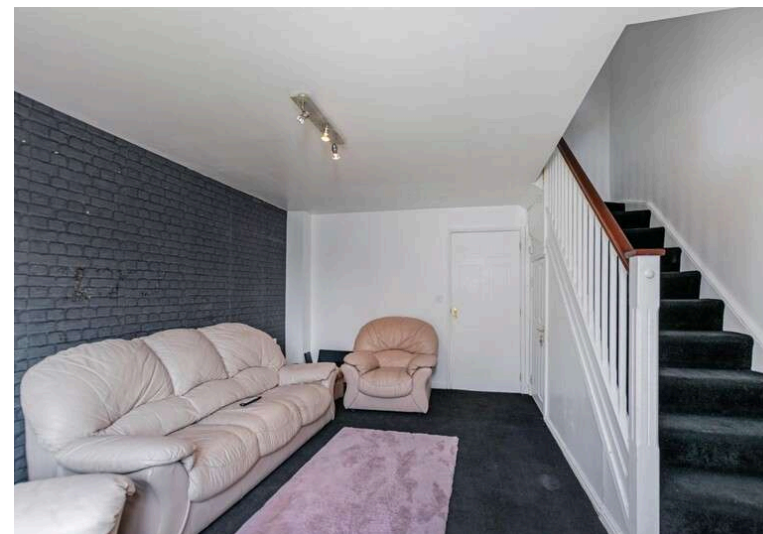
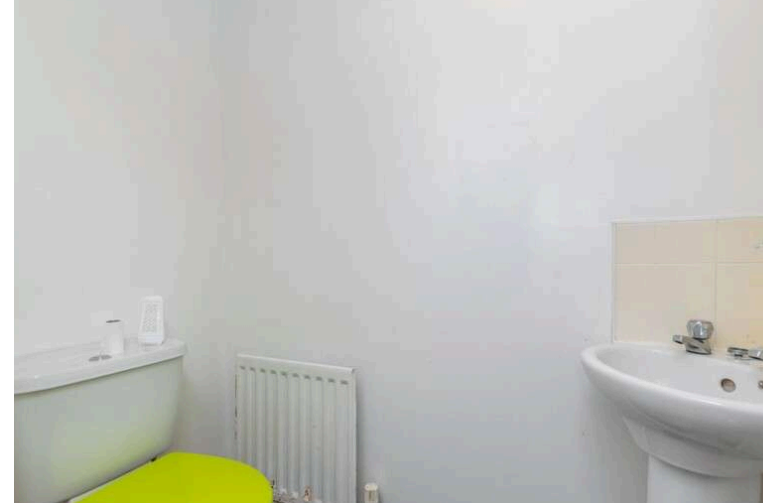
Double glazing

EXTRAS

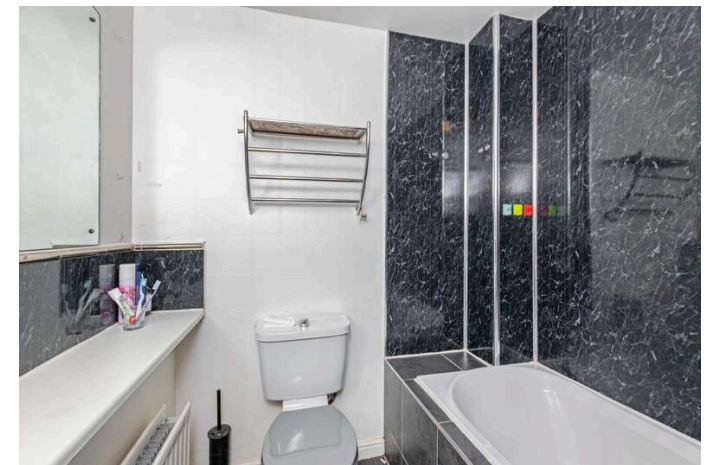
All the carpets, blinds and the garden shed are included in the sale price.

HOME REPORT

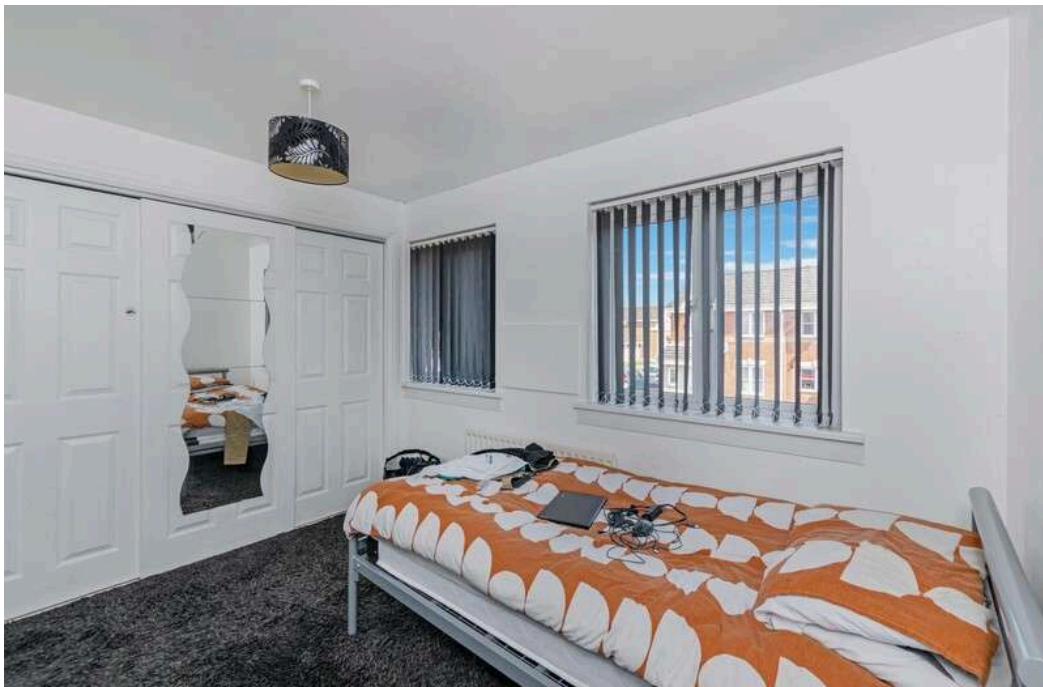
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

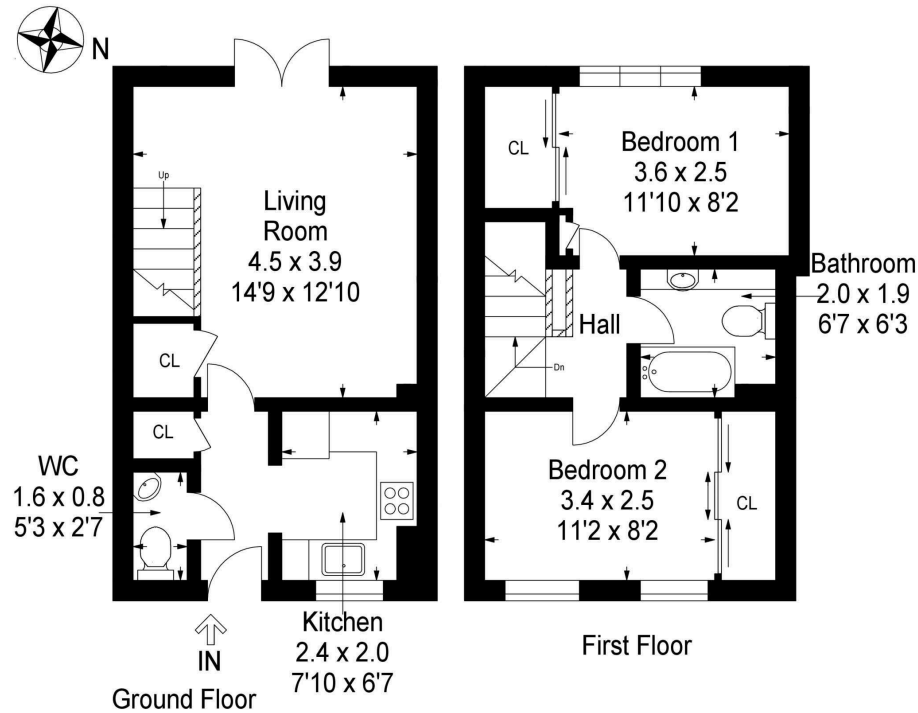
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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www.rossconnel.co.uk



VistaBee
DIGITAL CONTENT CREATION

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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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.connell.co.uk