



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**10 Wallsend Court, Dunfermline, KY12 9BE**  
**Offers Over £139,000**





Rarely available and well appointed linked bungalow enjoying an extremely quiet cul-de-sac location. Entrance hall, Lounge, Breakfasting kitchen, 2 Bedrooms, Shower room. Double glazing. Gas central heating. Attractive gardens to front and rear. Ample parking to front. Superb storage accommodation. Spacious property in walk in condition. Well maintained. Much sought after property type and location. Early viewing is highly recommended. EPC - c. Council Tax - B. Freehold.

## LOCATION

Wallend Court is a pleasant cul de sac located off Rumblingwell on the north western periphery of the City of Dunfermline yet only some 2 miles from the City centre. The property enjoys a hideaway setting, yet it is still within easy reach of all the shopping, social and recreational amenities available in and around Dunfermline. There is a fine choice for shoppers in the Kingsgate Centre and the pedestrianised High Street, augmented by 2 large retail parks in the area. The well-known Pittencrieff Park with its varied attractions is also near at hand whilst this particular development is ideally situated for ease of access to the many areas of great natural beauty to be found to the north and north-west of town. Milesmark Primary School is easily accessed and the subjects are also in the catchment area for Queen Anne High School. In addition there is the usual range of entertainment amenities associated with a vibrant modern town. From Rumblingwell there is a regular bus service into town and easy access to the motorway system, which brings both Edinburgh and Glasgow within 40 minutes driving time. Dunfermline Town railway station, which offers an excellent commuter service to Edinburgh and all stops on the Fife Circle is within 10 minutes driving time, whilst Edinburgh Airport is also easily reached by car (30 mins).

## PROPERTY - LINKED BUNGALOW

- Hall
- Lounge
- Breakfasting Kitchen
- 2 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Attractive gardens to front and rear
- Ample parking to front
- Well maintained
- Neatly presented throughout
- Sought after cul-de-sac location
- Walk in condition

## ACCOMMODATION

### Hall

With doors leading to the lounge, kitchen, 2 bedrooms and shower room. Large storage cupboard.

### Lounge 4.40 m x 3.50 m / 14'5" x 11'6"

This is a bright and well proportioned lounge which enjoys a twin aspect to the front and side. Feature fireplace.

### Breakfasting Kitchen 3.40 m x 3.00 m / 11'2" x 9'10"

A good sized kitchen. Storage cupboard. Door to garden.

### Bedroom 1 4.30 m x 2.70 m / 14'1" x 8'10"

This is a superbly proportioned double bedroom, which also enjoys a twin aspect to the front and rear.

### Bedroom 2 3.00 m x 2.40 m / 9'10" x 7'10"

Rear.

### Shower Room 3.00 m x 2.00 m / 9'10" x 6'7"

The shower room has been refitted with a modern wuite suite. Rear.

### Gardens

This property enjoys areas of garden ground to the front and rear. The front garden has been laid in red chips for ease of maintenance whilst the most attractive larger rear garden comprises an area of lawn with well stocked flower borders.

### PARKING

There is ample parking to the front of the property.

### HEATING

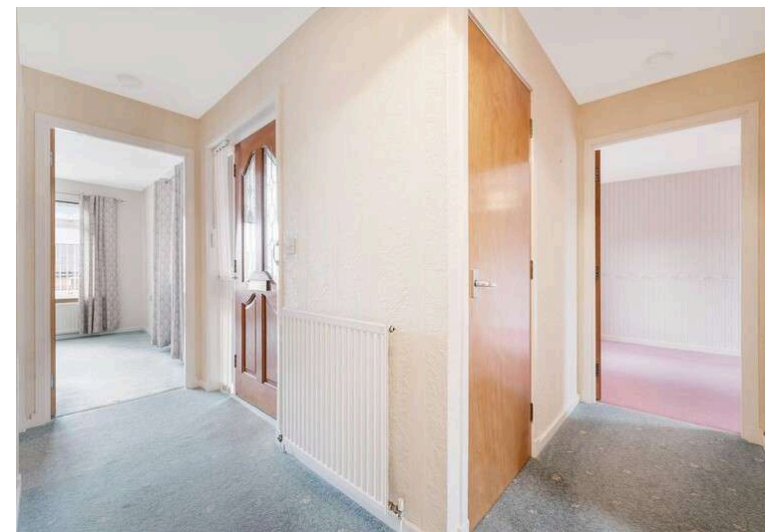
Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the carpets, blinds, curtains and kitchen appliances are included in the sale price.









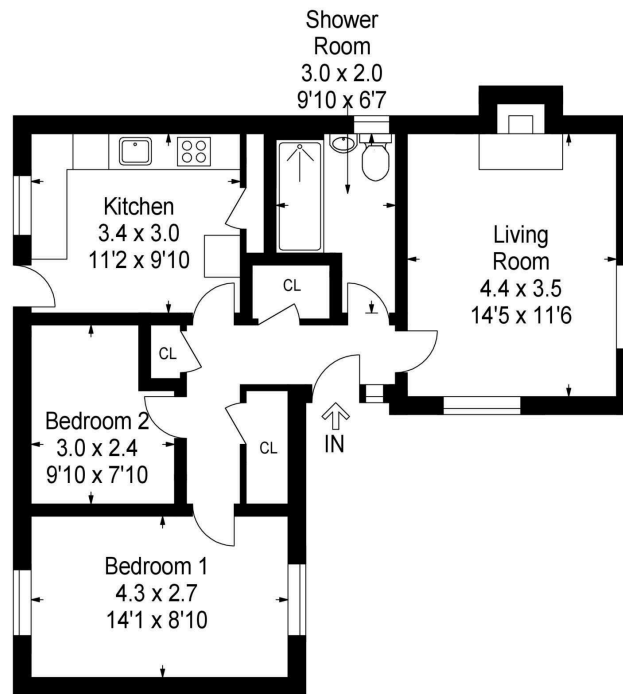












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## 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

## Home Report

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://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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