

Jardine Phillips
Solicitors • Estate Agents

DUNFERMLINE

1 GRIEVE STREET
KY12 8DN



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EPC RATING: D

OFFERS OVER £275,000

PROPERTY DESCRIPTION

- Vestibule leading to hallway and grand wooden staircase
- Dining room with feature fireplace leading to conservatory
- Conservatory family room with tiled floor, wood panelling, beautiful outlook over the gardens and door to kitchen
- Galley kitchen with range of contemporary white high gloss units and appliances
- Downstairs bedroom 1 to front with fireplace - could also be used as another reception room
- Downstairs bedroom 4 with ensuite wet shower room
- First floor drawing room with feature fireplace, Edinburgh press, three windows and cornicing
- Double bedroom 2 to front
- Double bedroom 3 to rear with bay window and window seat
- Large family bathroom with bath & electric shower over, sink & wc
- Access to fabulous floored attic space, ideal games room
- A wealth of period features including wooden balustrades, wooden doors, fireplaces & cornicing
- Gas central heating with fully serviced boiler
- Double glazed windows
- Surrounding gardens with patio areas, chippings, shrubs & trees
- Two garages with courtyard in between



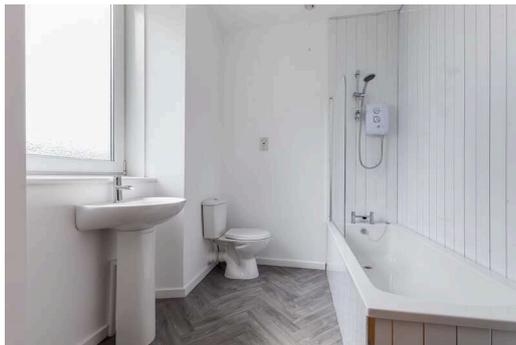
VIEWING

By appt tel

Jardine Phillips

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NEWLY UPDATED, SPACIOUS FOUR BED TRADITIONAL HOUSE IN SUPER CENTRAL DUNFERMLINE LOCATION

This large four bed, three reception semi-detached house has been fully redecorated with modern kitchen & bathroom fittings and new flooring, making it ready to move into. It is surrounded by lovely gardens and has two handy garages. Located minutes from the very popular Dunfermline city centre with its wide array of shops, coffee shops, bars, restaurants and transport links, it would make a perfect family home

AREA

Dunfermline is a historic city located approximately five miles from the Forth Road bridges, particularly popular with commuters to Edinburgh and many parts of the central belt. There is easy access to the M90 motorway with its direct links to Edinburgh, Perth & 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 & leisure facilities and excellent schools, with the property being in the catchment for Pittencrieff Primary and Queen Anne High School. 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.

GARDEN

Surrounding gardens with patio areas, chippings, shrubs & trees.

PARKING

Garages and on-street.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood are included in the sale.

HOME REPORT VALUATION

£290,000



Dining room	17'2 x 11'11 (5.23 x 3.63m)
Conservatory	13'6 x 6'7 (4.11 x 2.01m)
Kitchen	15'1 x 7'9 (4.60 x 2.36m)
Downstairs Bedroom 1	17' x 9'5 (5.18 x 2.87m)
First Floor Living room	17'5 x 16'6 (5.31 x 5.03m)
Bedroom 2	13' x 12'8 (3.96 x 3.86m)
Bedroom 3	17'7 x 8'2 (5.36 x 2.49m)
Bedroom 4	9'11 x 9' (3.02 x 2.74m)
Garage 1	22'10 x 8'11 (6.96 x 2.72m)
Garage 2	13'6 x 7'10 (4.11 x 2.39m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.