

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



43 Fodbank View, Dunfermline, KY11 4UA
Offers Over £89,000



Mid Terraced villa requiring modernisation and upgrading offering ideal starter accommodation in a popular location. Entrance Hall, Lounge, Dining room, Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Electric heating. Gardens to rear. Ample parking. Great potential. Sold as seen. EPC - D. Council Tax - C. 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. Queen Margaret railway station is within walking distance. The local primary school is also within walking distance.

PROPERTY - MID TERRACED VILLA

- Hall
- Lounge
- Dining room
- Kitchen
- 2 Double bedrooms
- Box room
- Bathroom
- Double glazing
- Gas central heating
- Garden to rear
- Ample parking in the area
- Requires modernisation and upgrading

ACCOMMODATION

Hall

With access to the lounge and kitchen.

Lounge 4.30 m x 3.40 m / 14'1" x 11'2"

This is a good sized lounge, which is open plan with the dining room. Patio doors to garden. Rear.

Dining Room 2.60 m x 2.40 m / 8'6" x 7'10"

The dining room is open plan with the kitchen. Patio doors to garden. Rear.

Kitchen 2.80 m x 2.70 m / 9'2" x 8'10"

Front.

Landing

With doors to 2 bedrooms, small box room and bathroom.

Bedroom 1 3.40 m x 3.10 m / 11'2" x 10'2"

A good sized double bedroom with built in wardrobes. Rear.

Bedroom 2 3.40 m x 2.90 m / 11'2" x 9'6"

Another good sized bedroom of double proportions. Two storage cupboards. Rear.

Box room 2.00 m x 1.90 m / 6'7" x 6'3"

With storage cupboard. Front.

Bathroom 1.90 m x 1.70 m / 6'3" x 5'7"

Fitted with a grey suite. Front.

Gardens

There is an area of garden ground to the rear of the property, which is fully enclosed offering a pet and child safe environment.

HEATING

Electric heating.

GLAZING

Gas central heating.

EXTRAS

Carpets and blinds included.

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

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

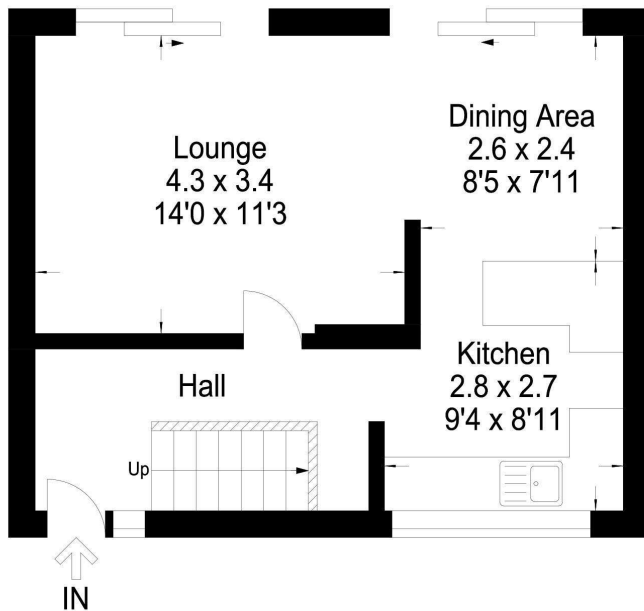
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.co.uk

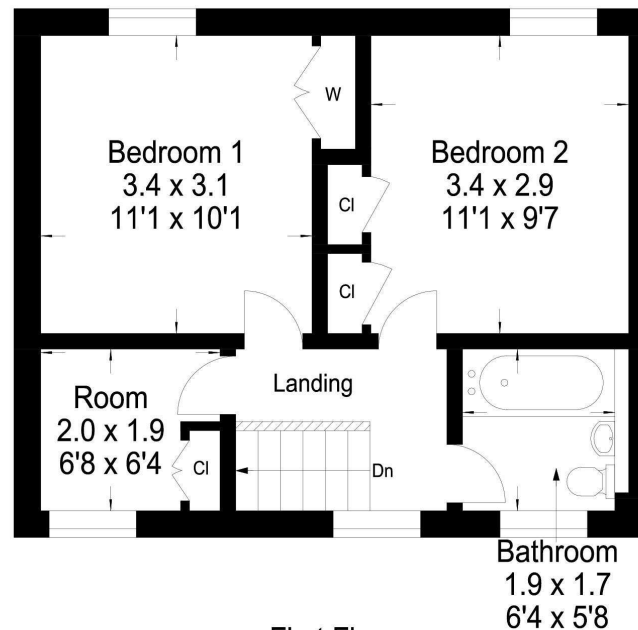
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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: lsmith@ross.connell.co.uk



Ground Floor



First Floor

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 2024

espc



rightmove

s1homes.com

f Find us on Facebook