



Malcolm Jack
& Matheson

6 BURT STREET, WELLWOOD,
DUNFERMLINE KY12 0PB



Offers Over
£125,000

**IDEAL FIRST TIME BUY 2 BED MID
TERRACED VILLA WITH DRIVEWAY,
GARDENS AND AMPLE ON STREET
PARKING. CLOSE TO THE CENTRE
OF DUNFERMLINE AND COMMUTER
LINKS.**

**HALL
LOUNGE/DINER
KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
FRONT AND REAR GARDENS
DRIVEWAY
AMPLE ON STREET PARKING.
DG & GCH
EPC C**



SITUATION

Wellwood is situated just outside Dunfermline and offers a community atmosphere, tranquility, and convenience with amenities such as shops, schools, and parks just moments away. Excellent transport links ensure swift access to Dunfermline's town center and beyond.

Dunfermline 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. 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.

PROPERTY

6 Burt Street is a delightful and bright 2-bedroom mid-terraced home, ideal for a first-time buyer. The property is conveniently located within easy reach of Dunfermline's city center and near nurseries, primary and high schools, local amenities, and commuter links, offering a convenient lifestyle.

Internally, meticulous maintenance over the years ensures spacious accommodation across two levels. The property boasts good decorative order, along with the advantages of ample storage facilities, gas central heating, and double glazing.

The gardens have been thoughtfully designed with chipped stones, ensuring easy maintenance. The rear garden is South facing and includes areas for garden furniture, two sheds and a drying area. The property also offers practical parking solutions with a driveway and ample on-street parking.



ACCOMMODATION

HALL 2.83m x 2.29m (9'3" x 7'6")

Entrance hall with carpeted staircase. Window to front. Radiator. Under the stair storage cupboard. Laminate flooring.

LOUNGE/DINER 6.31m x 3.15m (20'8" x 10'4")

Well-lit lounge with two windows, one front facing and the other rear facing. Fireplace with wood burning stove. Radiator. Carpet.

KITCHEN 3.38m x 2.29m (11'1" x 7'6")

Fully fitted kitchen with integrated sink and drainer. Two built-in cupboards for storage. Window overlooking the rear garden. Door out to the garden. Radiator. Laminate flooring. Space for fridge/freezer and a washing machine. Free standing cooker.

LANDING 1.97m x 1.57m (6'6" x 5'2")

Spacious with attractive stained-glass hatch to the attic space. Radiator. Carpet.

BEDROOM ONE 5.21m x 2.84m (17'1" x 9'4")

Spacious double bedroom. Two windows to the front. Built in storage cupboard housing the boiler. Radiator. Carpet.

BEDROOM TWO 4.13m x 3.39m (13'7" x 11'1")

Spacious double bedroom. Fitted wardrobes. Built-in airing cupboard and a built-in double wardrobe. Window to rear. Radiator. Carpet.

BATHROOM 1.97m x 1.72m (6'6" x 5'8")

White three-piece suite comprising WC, wash hand basin, bath with electric shower. Opaque window to rear. Radiator. Vinyl wood effect flooring.

GARDENS AND GROUNDS

The front garden is laid with stone chips and has a driveway for one car. The rear garden is South facing, a good size, fully enclosed, laid with stone chips for easy maintenance, there is an area for garden furniture, an area for drying clothes and there are two garden huts.

There is ample on-street parking surrounding the property.

EXTRAS

All floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing cooker and the two garden huts are also included in the sale.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

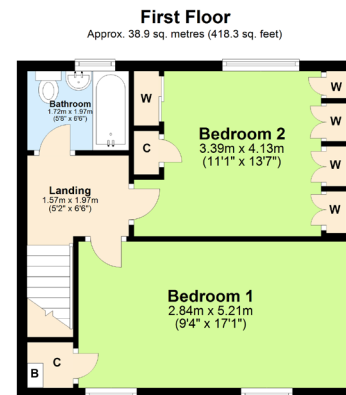
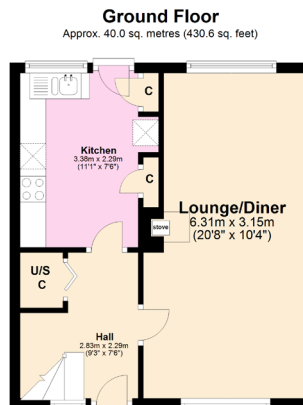
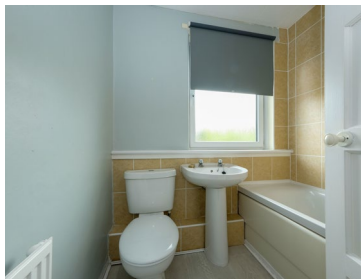
Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444, faxing 01383 730672 or emailing property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements are given as an approximate guide only and should not be relied upon for any specific purpose. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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