ABBEY FORTH

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3 GARLAND COTTAGES, LATHALMOND, FIFE, KY12 0SQ

OFFERS OVER £179,950

CHARMING TERRACED COTTAGE IN RURAL SETTING WITHIN 3 MINUTES DRIVE TO M90 JUNCTION 4 AND 10 MINS TO DUNFERMLINE.
Porch, Lounge, Kitchen, Dining Rm/Bedroom3, Bathroom, 2 Double Bedrooms (1 ensuite). DG. LPG Heating. Front Garden. Rear Garden. Lovely Views. Residents Parking. Council Tax Band

IDEAL FIRST TIME BUY, SMALL FAMILIES OR FOR THOSE LOOKING FOR RURAL PROPERTY.

ABBEY FORTH PROPERTY presents to market this charming property which offers flexible accommodation and could be used as a two bed or three bed home.

This terraced cottage over two floors is ready to move-into and early viewing is highly recommended.

PROPERTY DETAIL
There is residents parking to the side with path leading along to front garden. Enter property via entrance porch with inner door opening to spacious lounge with dual aspect and feature Wood burner stove. Inner Hall provides access to the remaining accommodation with under-stair storage and door leading out to rear garden. To the front is the dining room however this could easily be home office or a third double bedroom. There is a downstairs family bathroom with coloured suite of bath, washbasin, and WC. With rear aspect is the modern fitted kitchen with integrated oven and gas hob. The well-appointed kitchen provides ample space for free-standing appliances and offers lovely views out to garden and the local countryside. On the upper floor there is a cupboard with boiler and storage. There are two good-sized double bedrooms with bedroom one boasting en-suite shower facilities and fitted mirrored wardrobe storage. The property has LPG gas heating with a condensing boiler and there is double glazing. The property has a neat front garden and a larger enclosed rear garden with patio, decked patio, and lawn gardens together with planting areas, shed and greenhouse. There is also access to the rear with space to park directly behind garden.

KEY INFORMATION
Terraced Cottage
2 Bedrooms, 2 Reception Rooms, 2 Bathrooms.
LPG Heating.
Double Glazing.
Front Garden.
Large Rear Garden.
Lovely Views.
Residents Parking (Potential parking at rear garden also).
Home Report Valuation £180,000.
Council Tax Band E.

DIRECTIONS.
From M90 Junction 4, proceed westbound on B914 for two miles. Immediately after the exit to A823, the property lies in a row of terraced properties before the bend (B915 heading for Dunfermline. From Dunfermline, head northbound via Townhill passing through and onto Cairncubie Road following through Bowershall. At the Junction proceed forward (right) onto B915 and follow road for 1.4 miles until you reach property.

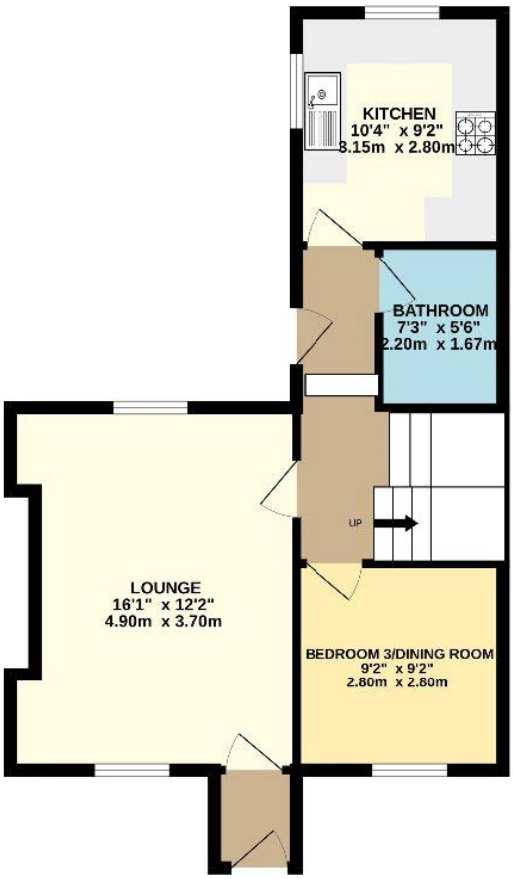
LOCATION
This attractive development of cottages boasts a rural aspect yet within quick easy reach of Dunfermline and Kelty. The village of Kelty lies 4 minutes away and ideal for everyday needs. For commuters, there is quick access to M90 and Dunfermline. Nearby there are plenty of rural pursuits and ideal for cycling also. Knockhill Racing Circuit is 6 minutes' drive from property, Balmule Fisheries is 3 minutes away and Lathalmond museum is 3 minutes away. The City of Dunfermline provides all the facilities you would expect, including the Kingsgate Shopping Centre (including an M&S), Two Theatres - Alhambra and Carnegie Hall, beautiful parks including Pittencrieff Park. For additional cultural pursuits there is also the beautiful Dunfermline Abbey, Carnegie Museum, Dunfermline Library and Fire Station Creative gallery. For everyday shopping there is a broad selection of supermarkets and superstores and at nearby Fife Leisure Park with cinema, health club, ten pin bowling club and an array of bars and restaurants. There are additional leisure pursuits at Carnegie Leisure Centre and an abundance of local golf courses in the Dunfermline and West Fife area. Schooling of good repute is available from primary education to secondary education with good local primary and high schools in the vicinity. There is a good local transport network with Bus/train services that connect to and from Dunfermline to Edinburgh/Glasgow and throughout the central belt.

VIEWING.
By Appointment. Contact ABBEY FORTH – Sales Team.

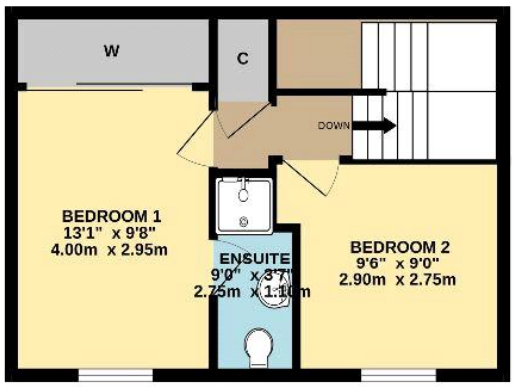
Council Tax Band: E (Fife Council)
Tenure: Freehold
Parking options: Residents
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: LPG

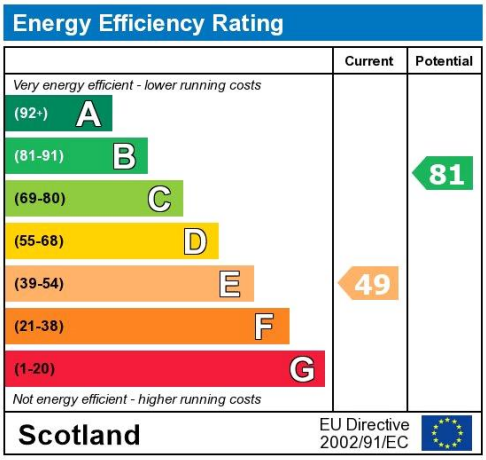
- Double Glazing
- Garden
- Attic
- Ensuite Shower
- Fitted Kitchen
- No Onward Chain

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

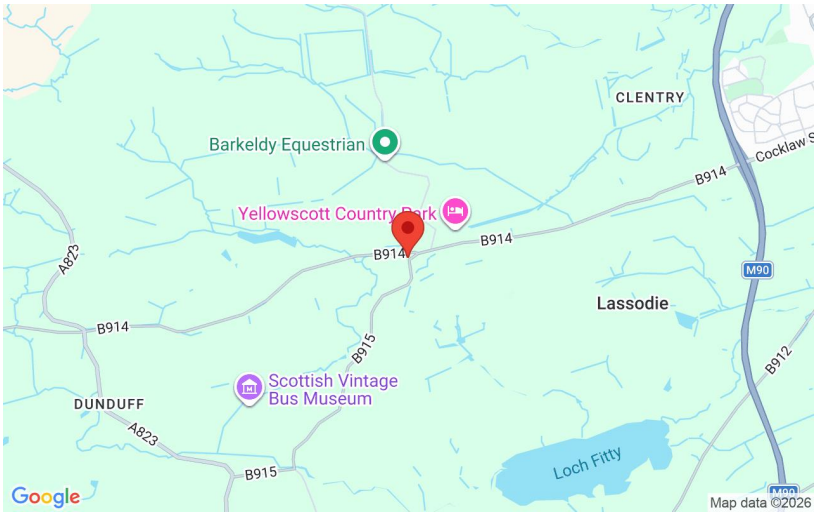


1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.




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