ABBEY FORTH

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10 OLD KIRK ROAD, DUNFERMLINE

OFFERS OVER £215,000

SPACIOUS 2 BEDROOM SEMI-DETACHED VILLA IN PRIME LOCATION.
Hall, Lounge/Dining Room, Kitchen, Sun room, Shower room.
2 Double Bedrooms. Storage. DG/GCH. Garage. Driveway. Front Garden/Side Garden with shed. Lovely rear garden with patio.
10 mins to school. 5 mins to Station. Council Tax Band D.

HIGHLY DESIRABLE SEMI-DETACHED VILLA SET IN THE SOUGHT-AFTER RESIDENTIAL AREA OF GARVOCK, DUNFERMLINE.

ABBEY FORTH PROPERTY presents to market this spacious, bright well-proportioned two-bedroom semi-detached property brought to market in good condition. Within walking distance of Dunfermline City Station, local primary schools, Public Park and Dunfermline City Centre.
EARLY VIEWING RECOMMENDED.

PROPERTY DETAIL.
Boasting an elevated position, property accessed via stairs from the driveway leading onto garden path. Welcoming entrance hall opens to a bright and airy lounge with dual aspect and space for dining suite. The fitted kitchen boasts a mix of integrated and free-standing appliances including integrated dishwasher, electric oven and 5-ring gas hob. Glazed door from kitchen opens to the sunroom which allows a lovely outlook to the rear garden and will benefit from sunshine most of the day. To complete the ground floor is a shower room with double cubicle and mains powered shower. On the upper floor is a storage cupboard and access to the principal double bedroom with fantastic views towards the Forth Bridges and beyond. This spacious room can easily accommodate a king-size bed, additional bedroom furniture and boasts fitted wardrobes. The second double bedroom provides an outlook to the rear garden. The property benefits from gas central heating and double glazing. Externally there is a driveway leading to a detached garage with electric automatic door. The front garden is attractively landscaped with mature shrubs and gravel beds. To the rear is a beautiful garden with patio, shed, drying area, lawn and mature bushes and planted flower beds – an ideal space for families.

KEY INFORMATION
Semi-Detached Villa
2 Bedrooms. 2 Reception Rooms. 1 Bathroom,
Detached Single Garage.
Gas central heating.
Double Glazing.
Under floor insulation.
Storage.
Driveway.
Front Garden/Side Garden/Lovely Large Rear Garden.
Lovely views, particularly from Bedroom 1.
Home Report Valuation £220,000.
Council Tax Band D.

LOCATION
Situated in one of Dunfermline's most sought-after residential locations in an elevated position. Garvock Hill is within easy reach of Dunfermline High Street. The city of Dunfermline provides all the facilities you would expect, including the Kingsgate Shopping Centre (with an M&S store), a Tesco superstore, a variety of shops along High Street, 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. The ever-popular Garvock House Hotel is a short walk from the property. There is Fife Leisure Park with cinema, health club and an array of bars and restaurants. There are additional leisure pursuits at Carnegie Leisure Centre and an abundance of local golf courses including Canmore Golf Club. Within the vicinity there is the Vine Church which includes a community cafe and there are local stores within walking distance. Schooling of good repute is available from primary education to secondary education. Local primary schools - St. Margarets, Commercial Primary and Touch Primary schools are within walking distance of property.

POINTS OF INTEREST/TRAVEL TIME
Dunfermline City Train Station – 6 mins by car. Less than 20-minute walk.
Dunfermline Queen Margaret – 5 mins by car.
Edinburgh 35 mins by car, 25 mins by Train
Edinburgh International Airport 20 mins by car
Inverkeithing East Coast mainline station - 12 mins by car
Forth Bridges - 15 mins by car

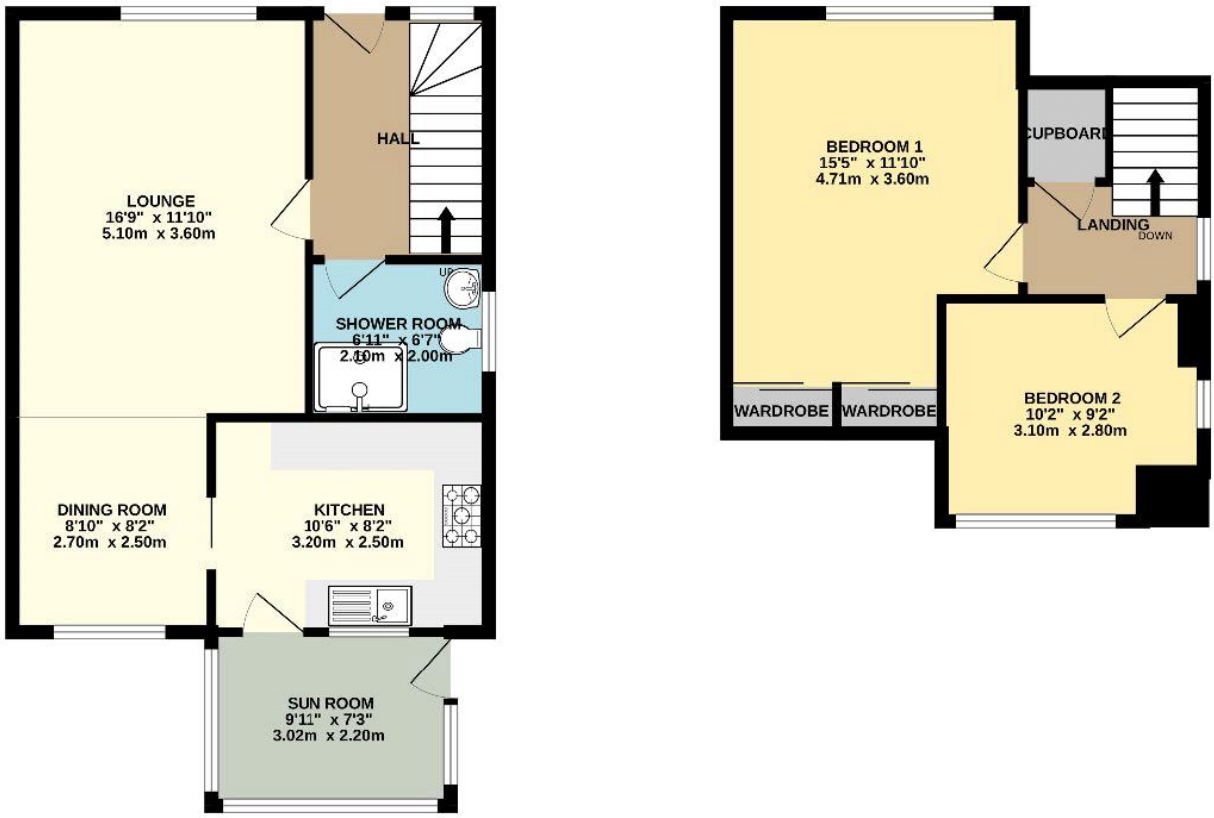
VIEWING by appointment. Contact ABBEY FORTH SALES TEAM.

Council Tax Band: D (Fife Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Front Garden, Rear Garden

- Attic
- Conservatory
- Double Glazing
- Drive
- Fitted Kitchen
- Garage
- Garden

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

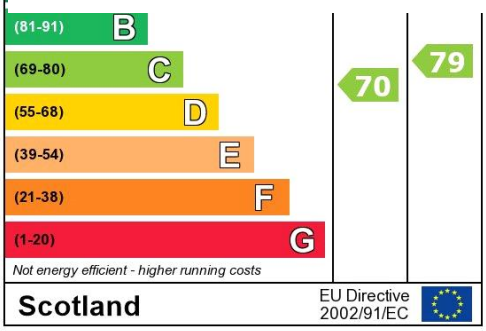
1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



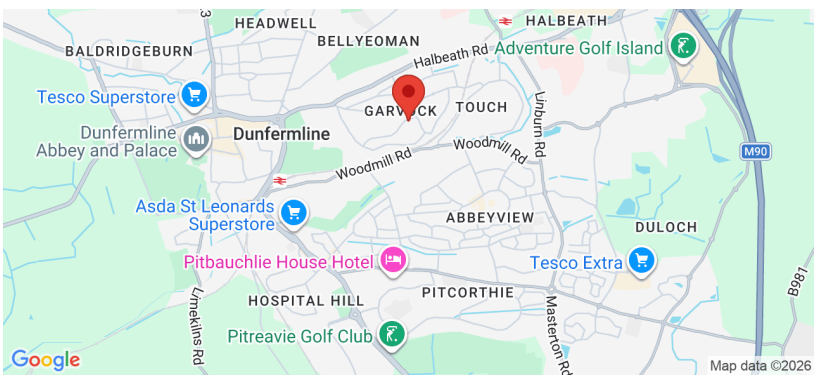
2 BED SEMI-DETACHED.

TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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