



39 LEISHMAN DRIVE, DUNFERMLINE

OFFERS OVER £159,000

DECEPTIVELY SPACIOUS 2 BED TERRACED VILLA IN WALK-IN CONDITION. Hall, Lounge, Kitchen-Diner, Shower room. 2 Double Bedrooms, Bathroom. DG/GCH. Generous Storage. Driveway. Rear Garden. Council Tax Band C. Easy reach of amenities. EARLY VIEWING RECOMMENDED.

AN IDEAL FIRST TIME BUY OPPORTUNITY or A BUY TO LET INVESTMENT.

A DECEPTIVELY, SPACIOUS 2 BEDROOM TERRACED VILLA SET IN QUIET CUL-DE-SAC LOCATION JUST 5 MINUTES DRIVE TO DUNFERMLINE CITY STATION. EARLY VIEWING IS STRONGLY RECOMMENDED.

ABBEY FORTH PROPERTY presents the very desirable 2-bedroom terraced villa in walk-in condition. Driveway leads to front door and into welcoming entrance hall. To the front is a generously proportioned lounge. To the rear is a well-appointed kitchen-diner with ample space for table and free-standing appliances. A full-length store cupboard is also present. Door leads from kitchen to rear garden. There is a downstairs shower room. There are two cupboards on the ground floor. On the first floor there is additional storage in the upper hall. There are two good-sized double bedrooms that both provide additional fitted storage. The family bathroom with electric shower over bath, completes the accommodation. The property benefits from gas central heating and double glazing. The rear garden boast fence surround and hidden path for access to bin storage. There is a generously sized patio area and lawn.

PROPERTY HIGHLIGHTS.

Terraced House.

2 Bedrooms, 1 Reception Room, 2 Bathrooms.

Driveway and Ample on-street parking.

Kitchen includes free-standing appliances – cooker, fridge-freezer, washing machine.

Double Glazing.

Gas Central Heating.

Generous Storage.

Rear garden.

Home Report Valuation £160,000.

Council Tax Band C.

LOCATION

Situated in a residential cul-de-sac just off Blacklaw Road and near to Aberdour Road. Dunfermline is a highly desirable location given its proximity to Edinburgh and with easy access to Scotland's motorway network (M90/M8) and for commuters Edinburgh and Gyle Business Centre is easily accessible via Fife Circle train service. Dunfermline town itself provides an abundance of amenities. The Kingsgate shopping centre offers a range of shops, high street brands including an M&S and leads out to Dunfermline High Street with a further choice of shopping, restaurants and cafes leading down to Bridge Street and beyond. For entertainment, there is Carnegie Leisure Centre as well as Carnegie Hall and Alhambra Theatres, Fire Station Creative Gallery & Carnegie Library. In addition, there is Pittencrieff Park and the Public Park which leads to Dunfermline City train station. Moreover, further entertainment options including cinema complex is situated to the east of town at Fife Leisure Park. There are reputable primary and secondary schools within easy reach.

KEY TRAVEL TIMES.

Dunfermline City Station – 5 mins by car, 15 mins walk.

Rex Park – 10 mins walk.

Dunfermline City Centre – 7 mins by car.

Aberdour Road Bus stop – 7 mins walk.

Dunfermline High School – 5 mins by car, 15-20 mins walk.

Asda St Leonards – 4 mins by car, 14 mins walk.

DIRECTIONS

From East Port head east onto Sinclair Roundabout and down St. Margaret's Drive to Bothwell Street roundabout and proceed south onto St Leonards Street heading towards Hospital Hill traffic lights. Take left turn onto Aberdour Road and then 2nd left exit onto Blacklaw Road and proceed to take next exit left into Leishman Drive heading along to end of cul-de-sac.

VIEWING.

By Appointment – Please contact Abbey Forth Property Sales Team.

Council Tax Band: C (Fife Council)

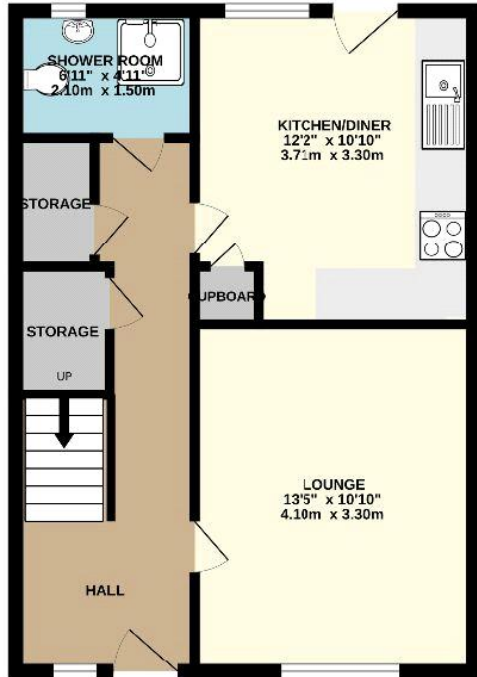
Tenure: Freehold

Parking options: Driveway, Off Street

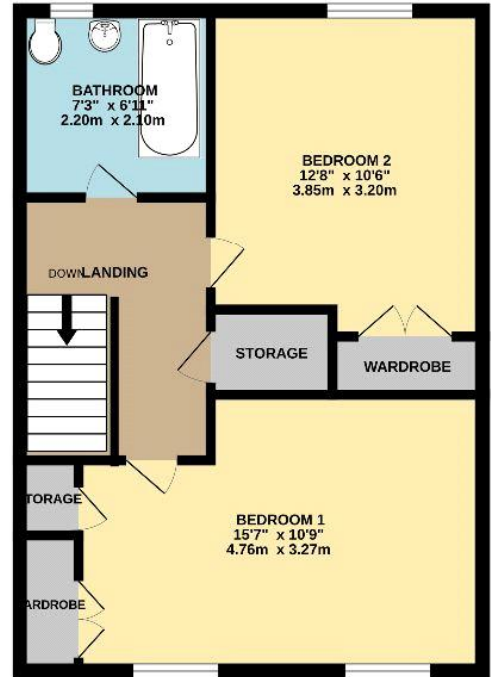
Garden details: Private Garden, Rear Garden

- Attic
- Double Glazing
- Drive
- Fitted Bathroom
- Fitted Kitchen
- Garden
- No Onward Chain

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



2 BED TERRACED HOUSE

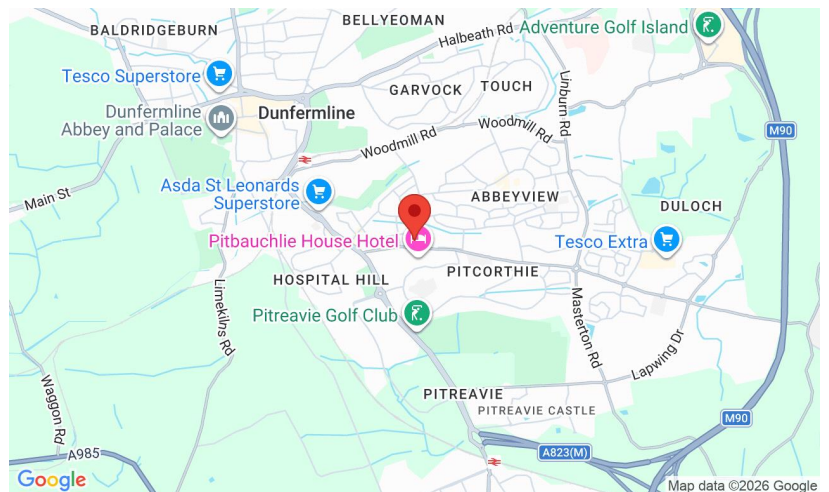
TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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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