

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

Viewforth, 119 Rose Street, Dunfermline

Fixed Price £460,000 - Home Report £500,000



Generously proportioned traditional semi-detached villa (circa 1900) set on a large plot with gardens to front, side and rear and enjoying a much sought after location within walking distance to the City Centre. Entrance vestibule, Hall, Large Lounge, Dining room, Family room/Bedroom 5, Kitchen, Downstairs WC, 3 Double bedrooms (one with large storage cupboard off), 1 single bedroom/Office, Bathroom. Extensively double glazed. Gas central heating. Superb, mature gardens. Double garage and driveway for several vehicles. Requires modernisation and upgrading. Superb potential. Rarely available. Great location. Ideal family home. Flexible accommodation. EPC - E. Council Tax- G. Freehold. 203 sqm.

LOCATION

Once the ancient capital of Scotland and now a proudly crowned city, Dunfermline was officially granted city status in May 2022 as part of the Queen's Platinum Jubilee celebrations. Today, it is a city where history runs deep, yet ambition runs deeper.

Rich in heritage and alive with modern energy, Dunfermline has played a defining role in Scotland's story for more than a thousand years. It is the birthplace of Andrew Carnegie, while the magnificent Dunfermline Abbey is the final resting place of King Robert the Bruce. From its medieval streets to Carnegie's Birthplace Museum, Abbot House and the Carnegie Library and Museums, the city's heritage remains at the heart of everyday life.

Yet Dunfermline is firmly forward-looking. Its historic character is complemented by a vibrant mix of shops, restaurants, leisure facilities and highly regarded schools, creating an attractive place to live, work and invest.

Its location is equally impressive. Just five miles from the iconic Forth Bridges, Dunfermline offers excellent access to Edinburgh via the M90, with convenient links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations provide regular services to the capital and intercity connections, while extensive bus routes connect the wider region.

Dunfermline is a city that proudly celebrates its past while embracing its future - a distinctive and thriving place at the heart of Scotland.

PROPERTY - SUBSTANTIAL SEMI DETACHED VILLA

- Generously proportioned rooms
- Very large areas of garden ground
- Extensively double glazed / Gas central heating
- Attractive hideaway location
- Flexible accommodation
- 3 Public rooms
- 4 Bedrooms (Potentially 5)
- Bathroom and Downstairs WC
- Requires some modernisation and upgrading
- Superb potential
- Much sought after City centre location
- Pedestrian access is from Rose Street, the driveway and garage is accessed from Newlands Park.

ACCOMMODATION

Entrance Vestibule 2.29 m x 1.06 m / 7'6" x 3'6"

Hall 3.80 m x 2.29 m / 12'6" x 7'6"

Downstairs WC 2.49 m x 1.12 m / 8'2" x 3'8"

Lounge 6.28 m x 4.69 m / 20'7" x 15'5"

Family Room/Bedroom 5 4.67 m x 4.28 m / 15'4" x 14'1"

Dining Room 3.78 m x 3.40 m / 12'5" x 11'2"

Kitchen 3.40 m x 3.20 m / 11'2" x 10'6"

Landing 3.84 m x 3.20 m / 12'7" x 10'6"

Bedroom 1 6.32 m x 4.69 m / 20'9" x 15'5"

Bedroom 2 4.95 m x 3.91 m / 16'3" x 12'10"

Walk in Storage 3.52 m x 1.34 m / 11'7" x 4'5"

Bedroom 3 4.85 m x 4.33 m / 15'11" x 14'2"

Bedroom 4 2.33 m x 2.30 m / 7'8" x 7'7"

Bathroom 3.36 m x 2.31 m / 11'0" x 7'7"

Gardens

One of the outstanding features this property has to offer, is the superbly proportioned areas of mature garden ground to the front, side and rear.

GARAGE/DRIVEWAY

There is a detached double garage and a large driveway offering ample parking.

HEATING

Gas central heating.

GLAZING

The property is extensively double glazed (two windows are not)

EXTRAS

Any carpets and blinds will be included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

























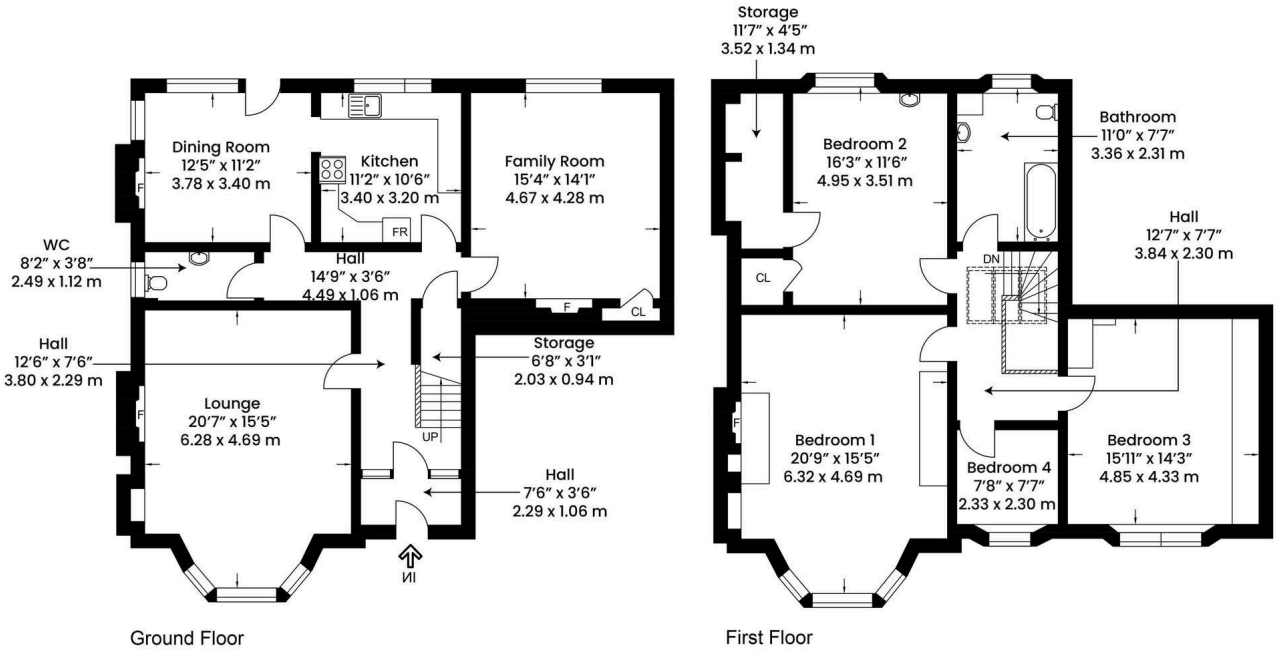












Ground Floor

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)

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VIEWING

Contact Ross & Connel on 01383 721156 or Lee-Anne Smith on 07882114972

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

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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.

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