

158 WEDDERBURN STREET, DUNFERMLINE OFFERS OVER £150,000

CASH BUYERS ONLY! ** PROPERTY SOLD AS SEEN **

SPACIOUS VERSATILE 3 BEDROOM EXTENDED SEMI-DETACHED VILLA.
Hall, Lounge, Kitchen/diner, Garden Room, Store, Shower-room,
3 Double Bedrooms, Bathroom. Floored Attic. GCH/Triple Glazing. Storage. Front/rear garden.
Council Tax Band C.

CASH BUYERS ONLY! ** PROPERTY SOLD AS SEEN **

SPACIOUS EXTENDED 3 BEDROOM SEMI-DETACHED VILLA IN POPULAR RESIDENTIAL ESTATE.

IDEAL FOR FAMILIES, FIRST TIME BUYERS OR AS A BUY TO LET OPPORTUNITY.

ABBEY FORTH PROPERTY presents this desirable 3-bedroom semi-detached villa that offers spacious, flexible accommodation located in a popular residential street. The property will make an excellent home, ideal for first time buyers, families or for investors. Within walking distance of local amenities and primary school and within easy reach of Dunfermline City Centre and easy access for local bus services and Train services.

PROPERTY DETAIL

The property sits in an elevated position. The internal accommodation comprises, a welcoming entrance hall with access to cupboard and all other areas of the property. Bright spacious lounge with feature fireplace and wood-burner stove, with sliding doors leading to kitchen. The contemporary kitchen/diner with underfloor heating provides ample storage and work-surfaces and boasts breakfast bar style dining. There is an integrated oven and hob with space for free-standing appliances. Door leads out to sunroom (also with underfloor heating) and onto rear garden. There is a store area to side of kitchen which leads onto a shower-room with corner shower cubicle and mains shower. Wooden stairs with feature lighting leads to 1st floor landing and to three double bedrooms, with two providing fitted storage. There is the family bathroom with electric shower over bath. There are fixed ladders leading to a spacious attic. The property benefits from gas central heating and triple glazing. Externally the gardens are a credit to the owners. There is a substantial front patio area and to the rear is a large garden with mature plants, lighting, and various seating areas – perfect for outdoor entertaining.

LOCATION

Situated in a residential estate within easy reach of central Dunfermline, this property is close to transport links, shops and schools. Dunfermline is a highly desirable location given its proximity to Edinburgh and Edinburgh Airport 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. The city centre 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. In addition, there is Pittencrieff Park (The Glen) 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. Dunfermline offers four high schools and a wide selection of primary schooling. There is also Carnegie College Campus to the east of Dunfermline.

KEY INFORMATION

Semi-detached villa. SOLD AS SEEN
3 Double Bedrooms, 2 Reception Room, 2 Bathrooms.
Floored Attic.
Double Glazing.
Gas central heating.
Lovely gardens.
Alarm.
Basement storage.
On-street parking.
Council tax Band C.
Home Report Valuation £155,000.

VIEWING

By Appointment, contact Abbey Forth Property - Sales Team.

Council Tax Band: C (Fife Council)

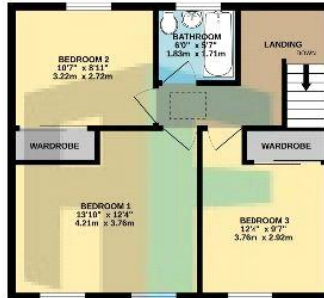
Tenure: Freehold

- Attic
- Basement
- Fireplace
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Integrated Appliances
- Cloakroom

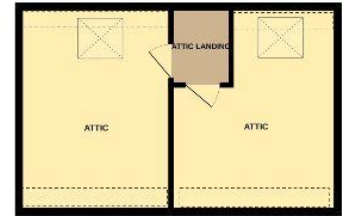
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



ABBEYFORTH
PROPERTY MANAGEMENT LTD

3 BED SEMI-DETACHED VILLA

TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(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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