



## 33 HAILES PLACE, DUNFERMLINE OFFERS OVER £199,000

DESIRABLE 3 BEDROOM SEMI-DETACHED VILLA.

Hall, Lounge - Dining Rm, Fitted Kitchen, WC, 3 Double Bedrooms, Bathroom, Storage. DG/GCH. Attic. Garage.

Front Garden, Rear Garden. Parking 2 cars. Quick access to Train Station, local schools, amenities. Walking distance to city centre. Council Tax Band D.

ABBEY FORTH PROPERTY PRESENTS THIS VERY DESIRABLE 3 BEDROOM SEMI-DETACHED VILLA SET IN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER GARVOCK HILL AREA OF DUNFERMLINE.

Within walking distance to local school, bus-stop, park, train station and the city centre. This is an ideal opportunity for buyers who require a "move-in ready" property with good commuter links all within easy reach.

#### PROPERTY DETAIL

The property briefly comprises; Front door opens into hallway with under-stair storage. There is an internal WC situated at the end of the hall. Door opens to Lounge with open plan aspect to dining room. Door from dining room opens to modern and well-equipped fitted kitchen. Well-stocked kitchen with integrated double oven & gas hob, dishwasher, and space for free-standing appliances. Door leads out to rear garden. Carpeted stairs to upper landing with shelved storage cupboard and access to attic. There are three double bedrooms with bedroom one providing double wardrobe storage. Bedroom two also boasts fitted wardrobe storage and provides lovely views towards bridges, and bedroom three also benefits from fitted storage. The family bathroom comprises a 3-piece suite of bath (with mains shower over), washbasin and WC. The property benefits from Double Glazed windows and Gas central heating. Externally, to the front is a mono-bloc driveway (2 cars) with front lawn single garage with power. The rear garden with south-west facing aspect enjoys the sun all afternoon into evening and has lawn and patio area

#### KEY INFORMATION

3 Bedrooms, 2 Reception Rooms, 1 Bathroom and WC.

Modern Interior.

Gas central heating.

Double glazing.

Well-maintained gardens.

Garage.

Insulated Attic (partially floored) and Cavity wall insulated.

Compliant wired smoke detectors and thermal detectors.

Parking 2 cars.

#### LOCATION.

The property is located in the ever-popular residential area of Garvock Hill and is extremely popular with families. Garvock Hill is situated immediately east of central Dunfermline. The newly designated city of Dunfermline provides all the facilities you would expect, including the Kingsgate Shopping Centre (with an M&S), Two Theatres - Alhambra and Carnegie Hall, beautiful parks including Pittencrieff Park and the Public Park – which is a short walk from the property. For additional cultural pursuits there is also the stunning Dunfermline Abbey, Carnegie Museum, Dunfermline Library and Fire Station Creative gallery. For everyday shopping there is a broad selection of supermarkets and superstores and 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 Pure Gym - 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. There are a number of independent schools throughout Edinburgh, as well as Dollar Academy - all within easy reach, and bus/train services connect to and from Dunfermline to Edinburgh/Glasgow and throughout the central belt.

#### DIRECTIONS

From Dunfermline (Sinclair Roundabout) follow signs for Appin Crescent (A907) and at 1st mini-roundabout take right exit onto Garvock Hill and 1st right again onto St.Johns Drive. Follow the road along to first exit left onto Coldingham Place and proceed along until third exit left into Hailes Place and follow the road towards the end of the cul-de-sac until you reach no.33 on left-hand side.

VIEWING - By Appointment, contact Abbey Forth Property - Sales Team.

Council Tax Band: D (Fife Council)

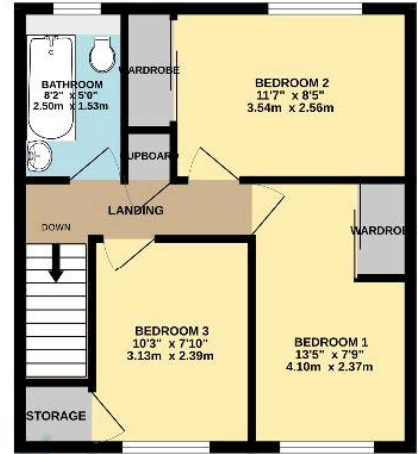
Tenure: Freehold

- Attic
- Double Glazing
- Drive
- Fitted Bathroom
- Fitted Kitchen
- Garage
- Garden
- Off-street parking

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



3 BED SEMI DETACHED VILLA

TOTAL FLOOR AREA : 975 sq.ft. (90.6 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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