



49 GELLATLY ROAD, DUNFERMLINE

FIXED PRICE £150,000

WELL-PRESENTED 3 BEDROOM TERRACED VILLA. MOVE-IN CONDITION.

Entrance Hall. Lounge/Dining Room. Fitted Kitchen. 3 Bedrooms. Shower room. Storage.

DG/GCH. Front Garden. Enclosed Terraced rear garden. Walking distance to local amenities, schools etc.

EARLY VIEWING RECOMMENDED. Council Tax Band B.

SPACIOUS, WELL-PRESENTED 3 BEDROOM TERRACED VILLA IN POPULAR RESIDENTIAL ESTATE.

THIS LOVELY HOME IS IDEAL FOR FAMILIES, FIRST TIME BUYERS OR AS A BUY TO LET OPPORTUNITY.

ABBEY FORTH PROPERTY is delighted to present this very desirable 3-bedroom terraced villa that offers spacious 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

This property boasts excellent kerb appeal with attractive well-maintained façade. Entry to hall and onto spacious lounge/dining room with dual aspect. There is ample room for lounge furniture and dining suite. Patio doors open to south-facing garden. There is a modern glazed door leading to kitchen with dual aspect. The well-equipped fitted kitchen boasts integrated oven with gas hob and generous array of cupboard storage. There is space for free-standing appliances and space for table also. There are doors from the kitchen that lead to front and rear gardens. Stairs to upper landing with fitted storage cupboard. There are two good-sized double bedrooms and a third single bedroom with fitted storage space. The stylish shower room with walk in cubicle and mains shower completes the accommodation. The property benefits from gas central heating and double glazing. Externally there is a paved garden to front and a lovely, terraced garden with seating areas and shed to the rear. A sun trap in the summertime as it is a south-facing garden.

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

Desirable Terraced Villa.
3 Bedrooms, 2 Reception Room, 1 Bathroom.
Double Glazing.
Gas central Heating.
Front Garden/ South-facing enclosed rear garden.
Ample On-street parking.
Council tax Band B.
Home Report Valuation £150,000.

VIEWING

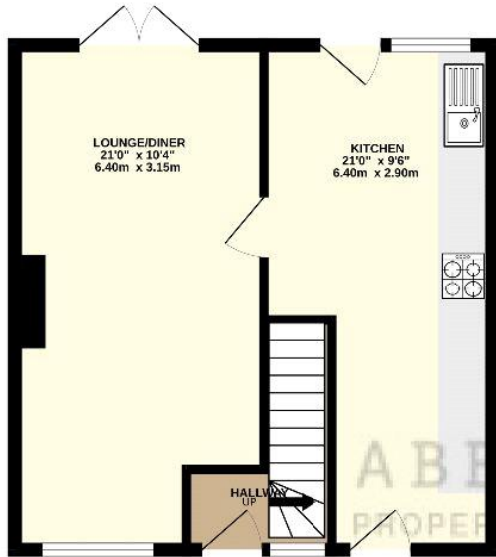
By Appointment, contact Abbey Forth Property - Sales Team.

Council Tax Band: B (Fife Council)

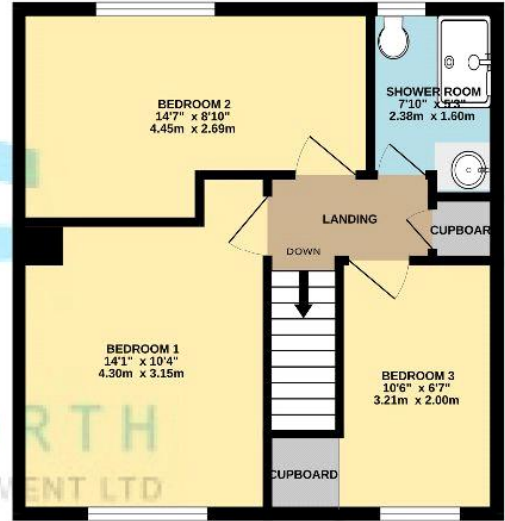
Tenure: Freehold

- Attic
- Double Glazing
- Fireplace
- Fitted Bathroom
- Fitted Kitchen
- Garden

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



3 BED TERRACED VILLA

TOTAL FLOOR AREA: 829 sq.ft. (77.0 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		87
(69-80) C	73	
(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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



