



Malcolm Jack
& Matheson

17 CALAISBURN PLACE
DUNFERMLINE, KY11 4RD



OFFERS OVER
£138,000

**DELIGHTFUL AND IMMACULATE 3
BED FAMILY HOME WITH HIGHLY
SOUGHT AFTER SOUTH FACING
REAR GARDEN**

**HALL
LOUNGE
MODERN DINING KITCHEN
3 BEDROOMS
STUDY/HOME OFFICE
MODERN SHOWER ROOM
SOUTH FACING REAR GARDEN
GARAGE
AMPLE ON STREET PARKING
EPC RATING: C**



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Forth Rail Bridges and has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreational facilities can be found in the town centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

17 Calaisburn Place, Dunfermline is a delightful and immaculate 3 bed family home set within a much sought-after residential area popular with young families. The property is well

located for local nursery, primary and secondary schooling and good local amenities including an Aldi supermarket and a Tesco super store. There is also quick and easy access to public transport links and the motorway making it ideal for commuting.

The property is mid terraced and offers spacious family accommodation over two levels in move in condition. The property has everything for the modern day family including a spacious lounge and dining kitchen perfect for entertaining, 3 double bedrooms and a South facing fully enclosed rear garden with a shed/garden room.

The property also benefits from solar panels, gas central heating, double glazing, excellent storage facilities including an

attic and a single garage. There is also ample on street parking surrounding the property.

Viewing is a must to appreciate the move in condition and the ideal family accommodation this property has to offer.

ACCOMMODATION

HALL 3.78m x 1.86m (12'5" x 6'1")

Welcoming hall with carpeted staircase to upper level. Open area under stair ideal for coats and shoes. Radiator. Telephone point. Laminate flooring.



LOUNGE 5.70m x 3.54m (18'9" x 11'8")

Bright and spacious lounge with window to rear. There is ample space for free standing furniture including a dining table and chairs. French doors out to the decking and rear garden. Two radiators. Laminate flooring.

DINING KITCHEN 5.50m x 3.03m (18'1" x 9'11")

Modern fully fitted kitchen with ample work surface space. Space for dining table and chairs, perfect for entertaining. Window overlooking the rear garden. Door out to rear garden. Integrated sink and drainer, electric hob, electric oven, cooker hood, and dishwasher. Free standing washing machine, tumble dryer, fridge/freezer. Boiler. Tiled effect laminate flooring.

HOME OFFICE/STUDY 2.09m x 1.86m (6'10" x 6'1")

This room is perfect for those working from home. Opaque window to front. Cupboard housing meters. Telephone point. Carpet.

LANDING 2.00m x 1.96m (6'7" x 6'5")

Window to side. Radiator: Carpet.

BEDROOM ONE 4.55m x 2.54m (14'11" x 8'4")

Spacious double bedroom. Window to rear. Radiator: Two built in storage cupboards. Ample space for free standing bedroom furniture. Laminate flooring.

BEDROOM TWO 3.56m x 3.17m (11'8" x 10'5")

Double bedroom with window to rear. Ample space for free standing bedroom furniture. Built in storage cupboard. Hatch to attic space. Radiator. Laminate flooring.

BEDROOM THREE 3.56m x 2.96m (11'8" x 9'9")

Spacious double bedroom with window to front. Free standing large double wardrobe. Radiator. Laminate flooring.

SHOWER ROOM 1.96m x 1.69m (6'5" x 5'7")

Modern suite comprising large walk-in shower with screen and mixer shower; wash hand basin with cupboard underneath and WC. Opaque window to side. Chrome radiator. Vinyl flooring.

GARDENS AND GROUNDS

There is a good sized, fully enclosed South facing garden to the rear of the property. There is an area of decking and an area of stone chips and slabs. There is a fully lined and insulated 12 x 12 shed/garden room, with electrics. Potentially suitable for use as a garden room/bar. There is a single garage separate from the property situated within a row of garages. There is also ample on street parking surrounding the property.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances, the free-standing washing machine, tumble dryer, fridge/freezer and the double wardrobe in bedroom 3.

VIEWING

Call Malcolm Jack & Matheson.

HOME REPORT

There is a Home Report for this property.

ENTRY

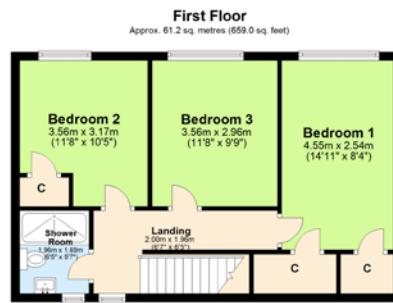
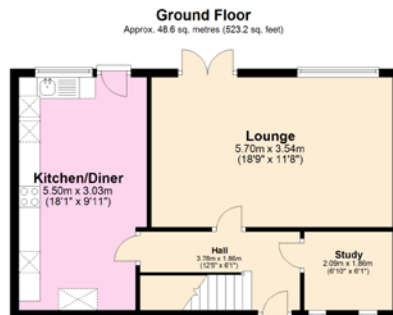
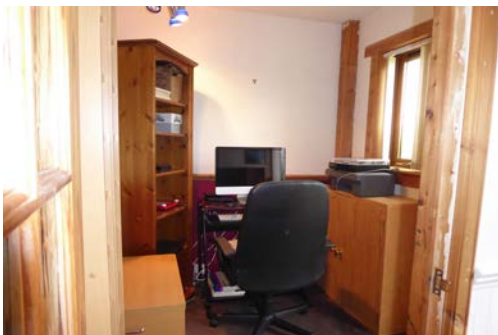
Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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