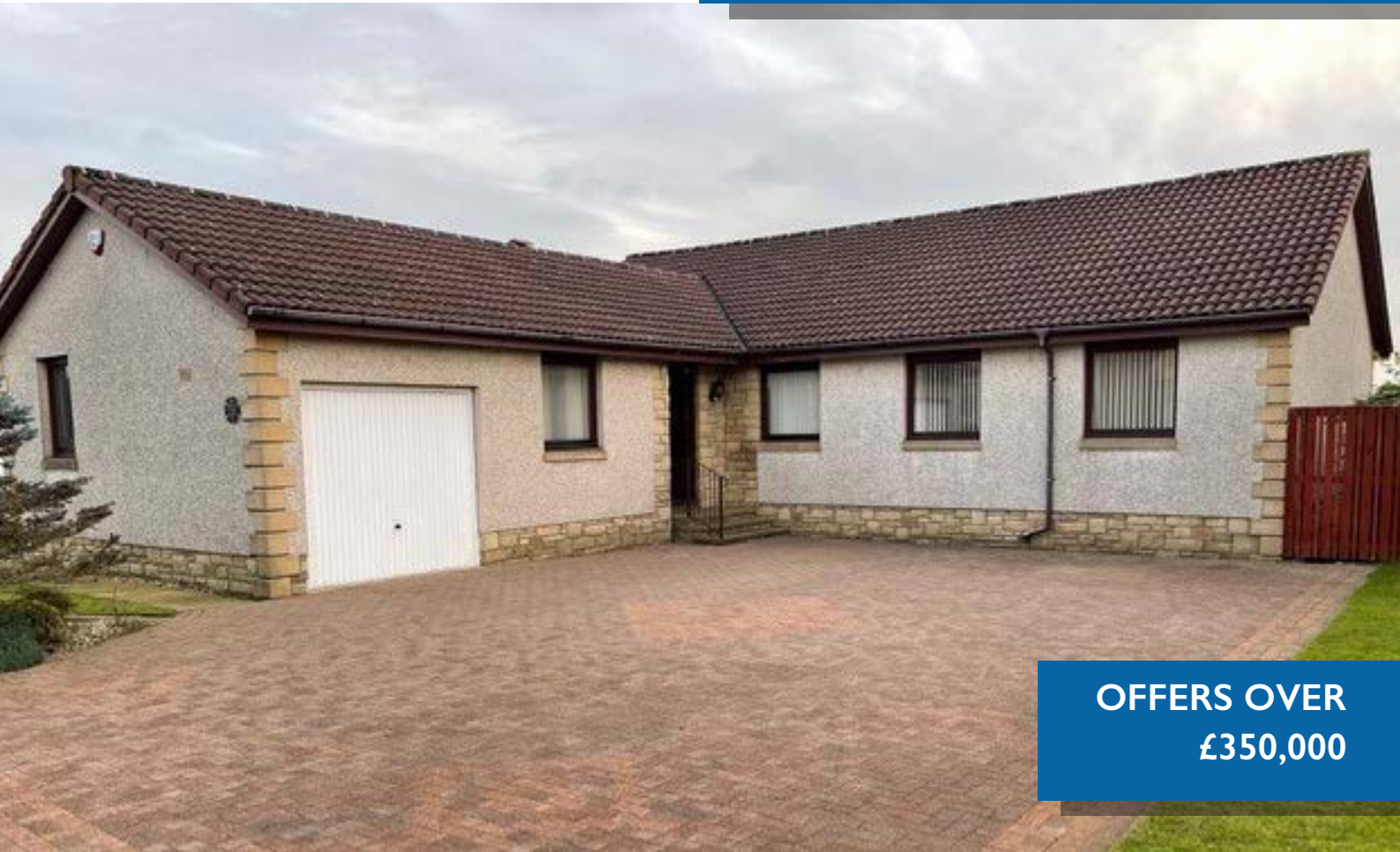
Malcolm Jack & Matheson

100 QUEEN MARGARET FAULD DUNFERMLINE, KY12 0RL



OFFERS OVER £350,000

IMMACULATE AND EXCEPTIONALLY SPACIOUS DETACHED BUNGALOW IN HIGHLY SOUGHT-AFTER QUIET ESTATE WITH ATTRACTIVE SOUTH FACING GARDEN AND GARAGE

Entrance Hall
Lounge open plan to dining room
Dining Kitchen
Utility room
Four double bedrooms. Master en-suite shower room.
Bedroom 5/Study
Modern Family Bathroom
South Facing Rear Garden
Monobloc Driveway for 4+ Cars
Single garage
GCH & DG
EPC Rating C



SITUATION

The town of 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

100 Queen Margaret Fauld is a highly desirable, immaculate, and exceptionally spacious modern 5 bed detached bungalow set within a highly sought-after residential estate in Dunfermline.

The property is well situated for quick and easy access to the centre of Dunfermline, "Queen Margaret train station" (less than a 5 minutes walk) and the motorway ideal for a commuter.

The property has been well maintained by the owner providing immaculate move in condition throughout. The accommodation benefits from a large and spacious living space perfect for entertaining, excellent storage facilities including built in double wardrobes in 3 of the bedrooms, a walk-in wardrobe in the master bedroom and a single garage. The property also benefits from an alarm system, gas central heating and double glazing.

The property has a landscaped south facing fully enclosed rear garden. There is a driveway big enough for 4+ cars and a single garage at the front for the property.

Viewing is a must to fully appreciate the great location, the immaculate condition, and the generous size this property has to offer.

ACCOMMODATION

ENTRANCE HALL 2.82m x 1.46m (9'3" x 4'9")

Built in storage cupboard housing combi boiler. Laminate flooring. Radiator.

LOUNGE/DINER 9.88m x 4.18m (32'5" x 13'9")

Bright and spacious lounge with large window overlooking the rear garden. Ample space for furniture. Radiator. Carpet. The lounge is split level with the dining area.

DINING AREA

Spacious dining space ideal for entertaining. Window to front. Radiator. Carpet.







DINING KITCHEN 3.92m x 3.52m (12'10" x 11'7")
Modern large fully fitted kitchen with matching wall and base units. Ample space for dining table and chairs. Ample worktop space. Tiled splash back. Window to rear overlooking the garden. Integrated sink and drainer, dishwasher, fridge, gas hob, electric oven, and cooker hood. Radiator. Tiled flooring.

UTILITY ROOM 2.69m x 1.88m (8'10" x 6'2")
Fitted wall and base units. Tiled splash back. Integrated sink and drainer. Free standing washing machine, tumble dryer and fridge/freezer (available through separate negotiation). Radiator. Tiled flooring. Door leading out to the side and rear of the property.

BEDROOM ONE 4.27m x 3.52m (14' x 11'7")
Bright and spacious master bedroom with ample space for bedroom furniture. Window to rear overlooking the garden. Radiator. Carpet.

WALK IN WARDROBE 1.70m x 1.66m (5'7" x 5'5")
Ample hanging and shelf space. Hatch to attic space.

ENSUITE SHOWER ROOM 1.80m x 1.70m (5'11" x 5'7")
White three-piece suite comprising walk in shower cubicle with mixer shower, wash hand basin with tiled splash back and WC. Opaque window to side. Radiator. Tiled flooring.

HALL 3.56m x 1.48m (11'8" x 4'10")
Built in airing cupboard. Radiator. Carpet.

BEDROOM TWO 3.56m x 2.99m (11'8" x 9'10")
Spacious double bedroom with window to rear. over looking the garden. Built in double mirrored wardrobe. Radiator. Carpet.

BEDROOM THREE 3.72m x 2.74m (12'2" x 9')
Spacious double bedroom with window to front. Built in double mirrored wardrobe. Radiator. Carpet.

BEDROOM FOUR 3.72m x 2.47m (12'2" x 8'1")
Spacious double bedroom with window to front. Built in double mirrored wardrobe. Radiator. Carpet.

BEDROOM FIVE/STUDY 5.39m x 2.40m (17'8" x 7'10")
This is a versatile room. It is currently being used a study/home office but could be turned into a fifth bedroom. Window to front and rear. Radiator. Carpet.

BATHROOM 4.54m x 2.25m (14'11" x 7'5")
White four-piece suite comprising bath, walk in shower cubicle with mixer shower, wash hand basin and WC. Free standing, large storage cabinet. Opaque window to rear overlooking the garden. Radiator. Tiled flooring.

GARDENS AND GROUNDS
The property boasts an attractive well maintained south facing landscaped garden ideal for entertaining in the summer months. There is a lawn with borders ideal for bedding plants, several sections of patio ideal for garden furniture and there is a garden shed ideal for additional storage requirements.

There is a small area of garden at the front which is lawn with an area of plants. The path from the front leads to the side and rear of the property. The rear garden is fully enclosed ideal for children and pets.

EXTRAS
All fixtures and fittings including light fittings, window dressings and curtains are included in the sale together with the integrated kitchen appliances. If interested in any of the furniture, accessories or utility room appliances these can be bought through separate negotiation.

VIEWING
To view please contact Malcolm Jack & Matheson on 01383 723444.

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.

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