



Malcolm Jack
& Matheson

54 DOUGLAS DRIVE
DUNFERMLINE, KY12 9YG



OFFERS OVER
£175,000

**HIGHLY DESIREABLE 3 BED SEMI DETACHED
FAMILY VILLA IN SOUGHT AFTER AREA.
SOUTH FACING REAR GARDEN WITH VIEW
ACROSS TO THE FORTH, DRIVEWAY AND
GARAGE.**

Entrance Hall

Lounge

Dining Room

Kitchen

Three bedrooms

Modern Shower Room

Garden to front and South facing rear garden

GCH & DG

Driveway

Single Garage

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

54 Douglas Drive is a highly desirable semi detached family villa with 3 bedrooms, an enclosed south facing rear garden with open views across to the Forth, driveway and a single garage. The property is situated within a quiet residential area, an ideal base for commuting and a short distance from good schooling and good local amenities.

Internally the property offers bright, spacious and move in accommodation. The property has been freshly decorated throughout. The property has excellent storage facilities, spacious bedrooms and gas central heating and double glazing throughout.

Externally the property has good sized garden grounds to the front and rear of the property. The rear garden is a good size, enclosed and south facing. There are stunning views from the rear of the property as far as the Forth. There is a driveway, a single garage and ample on street parking for visitors.

ACCOMMODATION

ENTRANCE HALL 1.92m x 1.65m (6'4" x 5'5")

Carpeted staircase. Large under stair storage cupboard. Telephone point. Radiator: Carpet.

LOUNGE 4.14m x 3.03m (13'7" x 9'11")

Bright and spacious lounge with window to front. TV point. Radiator: Open plan to dining area. Laminate flooring.



DINING ROOM 3.54m x 2.62m (11'7" x 8'7")

Bright and spacious ideal for entertaining. Sliding doors out to rear garden. Open views across to the Forth. Radiator. Laminate flooring.

KITCHEN 3.54m x 2.34m (11'7" x 7'8")

Fully fitted kitchen with modern wall and base units. Window to side. Door leading out to garden. Integrated gas hob, oven, cooker hood, sink and drainer. Free standing fridge/freezer. Plumbed for a washing machine. Tiled flooring.

LANDING 2.70m x 1.91m (8'10" x 6'3")

Bright and spacious with built in storage cupboard housing boiler. Window to side. Hatch to partially floored attic. Carpet.

BEDROOM ONE 3.94m x 3.07m (12'11" x 10'1")

Spacious double bedroom with window to front. Walk in wardrobe. Radiator. Carpet.

BEDROOM TWO 3.07m x 2.92m (10'1" x 9'7")

Spacious double bedroom with window rear with view across to the Forth. Radiator. Carpet.

BEDROOM THREE 2.99m x 2.37m (9'10" x 7'9")

Spacious single bedroom with window to front. TV point. Built in cupboard with hanging rail. Radiator. Carpet.

SHOWER ROOM 1.89m x 1.88m (6'2" x 6'2")

Modern white three-piece suite comprising walk-in shower with newly fitted electric shower, wash hand basin and W.C. Radiator. Opaque window to rear. Tiled flooring.

GARDENS AND GROUNDS

The property has attractive and easy to maintain gardens to the front and rear of the property. The front garden is laid with lawn and has attractive borders, there is access to a driveway and single garage. The rear garden is laid with lawn, fully enclosed, has an area of patio and decking. Ideal for entertaining during the summer months. There are open views across to the Forth from the rear garden.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances and the freestanding fridge/freezer.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

HOME REPORT

There is a Home Report for this property.

ENTRY

Entry by mutual arrangement.

OFFERS

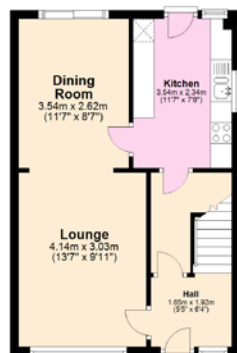
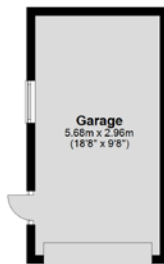
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

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.

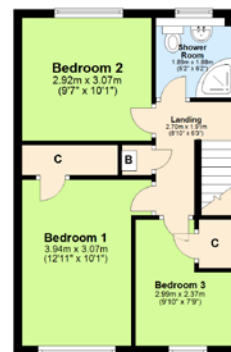
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor
Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.0 sq. feet)



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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