



Malcolm Jack
& Matheson

7 MONASTERY STREET
DUNFERMLINE, KY12 7PQ



OFFERS OVER
£195,000

RARELY AVAILABLE DETACHED 3 BED FAMILY
VILLA BESIDE DUNFERMLINE ABBEY AND
PITENCREIFF PARK. WALKING DISTANCE FROM
CENTRE OF DUNFERMLINE. ENCLOSED SOUTH
FACING REAR GARDEN. RESIDENT PERMIT
PARKING.

Entrance Hall

Lounge

Kitchen

3 Double Bedrooms

Bathroom

DG & GCH

South Facing Enclosed Rear Garden

Resident Permit Parking and On Street Parking

EPC Rating D



SITUATION

Monastery Street is within walking distance of Dunfermline town centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both

local and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary education.

PROPERTY

7 Monastery Street is a rarely available 3 bed detached family villa set off the street, beside Dunfermline Abbey and Pitencreeff Park. The property is within a short walk of the centre of Dunfermline with its good range of shops, bars, cafes, and restaurants.

Internally the property has been well maintained over the years by the owner. The accommodation is in move in condition however the property would now benefit from up-grading and modernisation. The property offers spacious accommodation over two levels and benefits from spacious living space, 3 large double bedrooms, a south facing rear garden and excellent storage facilities. There is gas central heating and double glazing throughout the property.

Externally the property has an attractive and private south facing rear garden and there is resident permit parking. There is also ample on street parking close by.



ACCOMMODATION

ENTRANCE HALL 4.47m x 1.24m (14'8" x 4'1")

Large hall with open under stair storage. Carpeted staircase to upper level. Radiator: Carpet.

LOUNGE 5.24m x 3.84m (17'2" x 12'7")

Generous sized lounge with bay window to rear. Fireplace housing electric coal effect fire. Radiator: Carpet.

KITCHEN 3.09m x 2.83m (10'2" x 9'3")

Good sized fully fitted kitchen with ample base and wall units. Opaque window to side. Integrated sink and drainer, gas hob and electric oven. Free standing fridge/freezer and washing machine. Combi boiler: Radiator: Vinyl flooring.

BEDROOM ONE 4.29m x 3.14m (14'1" x 10'4")

Bright and spacious double bedroom with window overlooking the rear garden. Radiator: Carpet.

BATHROOM 2.58m x 1.89m (8'6" x 6'3")

White three-piece suite comprising bath with shower

attachment, wash hand basin and WC. Wall mounted cabinet for storage. Opaque window to front. Radiator: Towel rail. Vinyl flooring.

LANDING 3.33m x 1.33m (10'11" x 6')

Bright landing with velux window. Carpet.

BEDROOM TWO 4.72m x 3.88m (15'6" x 12'9")

Bright and spacious double bedroom with bay window to rear: Double built-in wardrobe. Radiator: Carpet.

BEDROOM THREE 4.65m x 3.00m (15'3" x 9'10")

Bright and spacious third double bedroom with bay window to rear: Double built-in wardrobe. Radiator: Carpet.

GARDENS AND GROUNDS

The property benefits from a south facing private rear garden. There is an area of lawn, a summer house, a shed and areas for garden furniture. The garden is fully enclosed ideal for pets and children.

EXTRAS

All fixtures and fittings are included in the sale together

with integrated kitchen appliances, the free-standing washing machine and fridge/freezer.

VIEWING

By appointment. Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

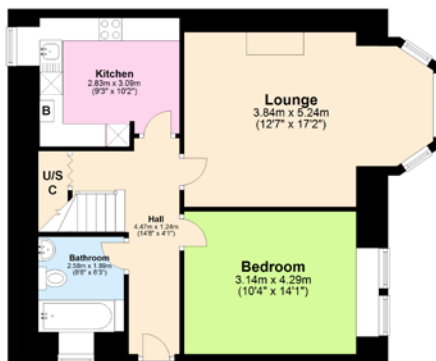
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

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.

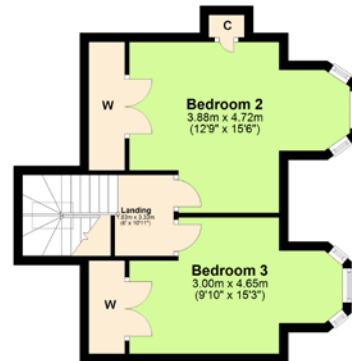
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor
Approx. 62.2 sq. metres (670.0 sq. feet)



First Floor
Approx. 36.8 sq. metres (395.6 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

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 guidance purposes only and should be used in such to 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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