Malcolm Jack
& Matheson

9 CHAPELFAULD GREEN
DUNFERMLINE, KY11 4HG



OFFERS OVER
£125,000

HIGHLY DESIRABLE SPACIOUS MID TERRACED 3 BED FAMILY VILLA IN QUIET CUL DE SAC. CLOSE TO GOOD AMENITIES, SCHOOLS, AND COMMUTER LINKS.

Hall
Lounge/Diner
Kitchen
3 Bedrooms
Shower Room
Front and rear gardens
GCH & DG
Driveway
On street parking
EPC Rating D



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

9 Chapelfauld Green is a highly desirable, spacious mid terraced 3 bed family villa set within a quiet cul de sac. The property is close to a good selection of local amenities including a Tesco super store, public transport links and local nursery, primary and secondary schooling. There is also quick and easy access to the motorway making it ideal for a commuter.

The property offers bright and spacious family accommodation over two levels. Internally the property is in excellent decorative order throughout and has been well maintained by the owner. The property benefits from gas central heating, double glazing, and excellent storage facilities.

There are gardens to the front and rear of the property. There is a driveway providing off street parking and there is on street parking surrounding the property.

ACCOMMODATION

HALL 2.83m x 1.62m (9'3" x 5'4")

Bright and welcoming hall. Radiator. Carpeted staircase to upper level. Solid wood flooring.

LOUNGE 6.09m x 3.79m (20' x 12'5")

Extremely spacious lounge with ample space for dining table and chairs. Window to front and window to rear. Fireplace housing electric fire. Two radiators. Carpet.







KITCHEN 4.47m x 2.83m (14'8" x 9'3")
Modern fully fitted kitchen with ample work surface space. Window to rear. Door giving access to porch and garden. Free standing electric cooker, fridge/freezer and washing machine. Integrated sink and drainer. Under stair meter cupboard. Radiator. Vinyl flooring.

LANDING 1.98m x 1.82m (6'6" x 6')
Hatch to attic. Carpet.

BEDROOM ONE 3.87m x 3.37m (12'8" x 11'1")
Spacious double bedroom. Window to front. Built in triple mirrored wardrobe. Radiator. Carpet.

BEDROOM TWO 4.66m x 2.68m (15'3" x 8'10")
Spacious double bedroom with window to rear. Built in shelved storage cupboard. Radiator. Carpet.

BEDROOM THREE 2.75m x 2.40m (9' x 7'10")
Small double or good-sized single bedroom with window to front. Built in shelved storage cupboard. Radiator. Carpet.

SHOWER ROOM 1.98m x 1.67m (6'6" x 5'6")
White three-piece suite comprising walk in shower unit with electric shower, wash hand basin and WC. Wall mounted mirrored bathroom cabinet. Opaque window to rear. Radiator. Vinyl flooring.

GARDENS AND GROUNDS
The garden to the front has been laid with stone chips for ease of maintenance and has access to a driveway. The rear garden is a good size and is enclosed with stone chips and slabs. There is a garden shed.

EXTRAS
All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances, the free-standing electric cooker, fridge/freezer, washing machine and the garden shed.

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.

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

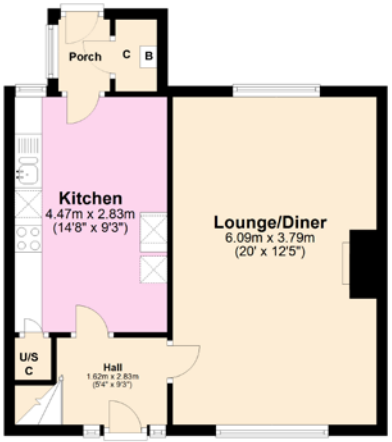
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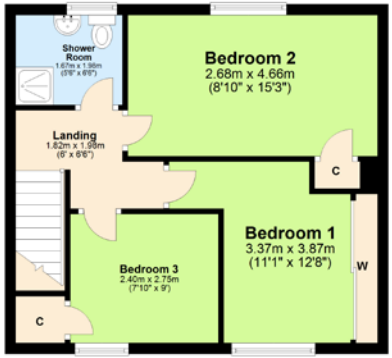
Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.9 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 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
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

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