



Malcolm Jack
& Matheson

20 ALBANY STREET
DUNFERMLINE, KY12 0RA



OFFERS OVER
£370,000

DESIRABLE AND EXCEPTIONALLY SPACIOUS
DETACHED 5 BED SPLIT LEVEL HOUSE IN HEART
OF DUNFERMLINE WITH ATTRACTIVE GARDEN
GROUNDS, DRIVEWAY AND DOUBLE GARAGE

Entrance Hall
Sitting Room
Lounge/Dining Room open plan to Kitchen
Utility room
Five bedrooms. Master with en-suite Shower Room/
Sauna
Modern Family Bathroom
Shower Room
WC
Spacious Front and Rear Gardens
Driveway for 2 + Cars
Double Garage
GCH & DG
EPC Rating C



SITUATION

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

20 Albany Street is a highly desirable, and exceptionally spacious five bed detached house set within its own private garden grounds in the heart of Dunfermline.

The property is well situated for quick and easy access to the centre of Dunfermline, with its many shops, bars, cafes and restaurants, bus and train stations, ideal for a commuter.

The property is split over 4 levels and has been well maintained by the owner providing move in condition throughout. However, some parts of the property would now benefit from modernisation. The accommodation benefits from two areas of living space, perfect for entertaining, excellent storage facilities and a double garage. The property also benefits from a security alarm system, gas central heating and double glazing.

The property has attractive spacious gardens to the front, side, and rear. There is a large driveway, big enough for 2 + cars and a double garage. The driveway is shared with the property at the rear.

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

ACCOMMODATION

ENTRANCE HALL 6.34m x 6.27m (20'10" x 20'7")

Entrance hall with access to inner hall. Telephone point. Radiator. Carpet.

INNER HALL

Deep walk-in storage cupboard. Radiator. Carpet. Access to three bedrooms.

SITTING ROOM 7.64m x 5.71m (25'1" x 18'9")

This room is bright and exceptionally spacious room, located on the second floor. It is ideal for entertaining guests. Windows to front and to the rear. Two radiators. Carpet. Marble fireplace.



LOUNGE/DINING ROOM OPEN PLAN TO KITCHEN 6.75m x 5.64m (22'2" x 18'6")

This is a large area with sliding doors out to the rear garden. Window overlooking the front. Ample space for dining table and furniture, perfect for entertaining. Fully fitted kitchen with breakfast bar; integrated two sinks and a drainer; 5 ring gas hob, chimney style cooker hood, oven, dishwasher; and fridge/freezer. Window to front. Radiator. Tiled flooring.

UTILITY ROOM 2.09m x 1.96m (6'10" x 6'1")

Fitted wall and base units, ideal for storage requirements. Window to rear: Integrated sink and drainer. Free standing washing machine and tumble dryer. Tiled flooring.

BEDROOM ONE 6.48m x 3.89m (21'3" x 12'9")

Exceptionally spacious master bedroom with ample space for bedroom furniture. Window to front. Triple fitted wardrobe. Radiator. Carpet.

ENSUITE SHOWER ROOM 2.49m x 1.02m (8'2" x 3'4")

Modern three-piece suite comprising walk in shower cubicle with mixer shower; built in vanity unit with wash hand basin and WC. Sauna. Velux window. Chrome heated towel rail. Vinyl flooring.

BEDROOM TWO 5.49m x 3.81m (18' x 12'6")

Spacious double bedroom with double built in double wardrobe. Hatch to roof space. Window to rear. Radiator. Carpet.

BEDROOM THREE 4.23m x 3.35m (13'11" x 11')

Bright and large double bedroom with window to front. Space for free standing bedroom furniture. Radiator. Carpet.

BEDROOM FOUR 3.63m x 2.47m (11'11" x 8'1")

This room is versatile. Can be used a bedroom or a home office. Window to rear. Radiator. Carpet.

BEDROOM FIVE 3.06m x 2.50m (10' x 8'2")

Double bedroom with window to rear. Radiator. Carpet.

BATHROOM 2.91m x 1.81m (9'7" x 5'11")

Modern white three-piece suite comprising bath, fitted vanity unit with integrated wash hand basin and WC. Opaque window to front. Radiator. Vinyl flooring.

SHOWER ROOM 2.08m x 1.53m (6'9" x 5')

White four-piece suite comprising walk in shower cubicle with electric shower; wash hand basin and WC. Opaque window to rear. Radiator. Carpet.

WC 1.94m x 1.43m (6'4" x 4'8")

Located on the second floor. Velux window. Built in cloak cupboard. Fitted vanity unit with integrated wash hand basin and WC. Radiator. Carpet.

GARDENS AND GROUNDS

The property boasts an attractive well maintained spacious garden grounds to the front, the side, and the rear ideal for entertaining in the summer months. There are areas of lawn, mature plants and shrubs and patio areas. The patio areas do have ample space for garden furniture.

To the front of the property there is a driveway for 2+ cars and a double garage. The driveway is shared with the property at the rear.

EXTRAS

All fixtures and floor coverings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine and tumble dryer.

VIEWING

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.

As this is an executry sale and the 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.



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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