Malcolm Jack & Matheson

139A RUMBLINGWELL
DUNFERMLINE, KY12 9AR



OFFERS OVER
£275,000

RARELY AVAILABLE 3 BED SEMI DETACHED BUNGALOW IN WALK IN CONDITION.
LARGE ENCLOSED SOUTH FACING GARDEN.
OPPOSITE MILESMARK PRIMARY SCHOOL.
GATED DRIVEWAY FOR UP TO 4 CARS.

HALL
LOUNGE
DINING KITCHEN
3 DOUBLE BEDROOMS. MASTER WITH ENSUITE SHOWER ROOM
BATHROOM
GCH & DG
LARGE ENCLOSED SOUTH FACING REAR GARDEN
MONOBLOC GATED DRIVEWAY FOR UP TO 4 CARS
EPC RATING C



SITUATION

The Royal Burgh 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 recreation facilities can be found in the town centre and in the various retail parks on the outer fringes of the town.

PROPERTY

139A Rumblingwell is an immaculate 3 bed semi detached bungalow set back from the main road with its own private entrance and driveway. The property is in a prime location providing quick access to the centre of Dunfermline, good schooling, and commuter links.

Internally the property offers exceptionally spacious and well-proportioned accommodation over one level, in walk in condition. The property benefits from a spacious lounge with bay and French doors out to the attractive and large south facing rear garden, a newly fitted modern dining kitchen, three double bedrooms, all a good size with ample space for bedroom furniture, the master bedroom is large with an ensuite and there is a spacious family bathroom. There is gas central heating supplied by a newly fitted combi boiler located in the hallway, double glazing and excellent storage facilities throughout the property.

Externally the property has its own private entrance and driveway for up to 4 cars. There is an attractive fully enclosed south facing rear garden complete with two areas of lawn, decking, a summer house, patio areas and a garden shed.

ACCOMMODATION

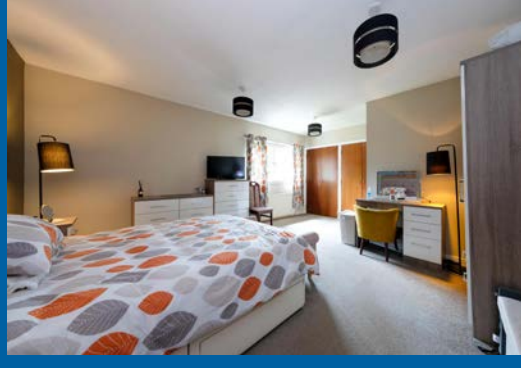
HALL 9.14m x 1.14m (30' x 3'9")

Long hallway providing access to all rooms. Two fitted double storage cupboards, one housing the combi boiler. Hatch to attic. Two radiators. Laminate flooring.

LOUNGE 5.71m x 3.92m (18'9" x 12'10")

Spacious lounge with high ceiling, open recess, bay with French doors out to decking and the rear garden. Radiator. Telephone point. Carpet.





DINING KITCHEN 5.19m x 3.27m (17' x 10'9")
Newly fitted modern kitchen with integrated 5 ring gas hob, cooker hood, oven, microwave oven and sink and drainer. Free standing dishwasher, fridge/freezer and washing machine. Space for dining table and chairs. Window. Door leading out to the side, front and rear of the property. Radiator. Laminate flooring.

BEDROOM ONE 5.35m x 4.18m (17'7" x 13'9")
Spacious double master bedroom with two built in double wardrobes. Ample space for bedroom furniture. Window overlooking the rear garden. Radiator. Carpet.

ENSUITE SHOWER ROOM 1.99m x 1.96m (6'6" x 6'5")
Modern white three-piece suite comprising walk in shower unit with electric shower, wash hand basin and WC. Radiator. Opaque window. Laminate flooring.

BEDROOM TWO 4.00m x 3.67m (13'2" x 12'1")
Second spacious double room. Open recess. Window. Built in meter cupboard below window. Radiator. Carpet.

BEDROOM THREE 3.47m x 3.18m (11'5" x 10'5")
Third spacious double room. Window. Open recess. Radiator. Carpet.

BATHROOM 2.91m x 2.01m (9'7" x 6'7")
A fully tiled modern four-piece suite comprising walk in shower unit with electric shower, bath, wash hand basin with storage cupboard below and WC. Two opaque windows. Heated towel rail. Tiled flooring.

GARDENS AND GROUNDS
The property has its own private entrance and driveway for up to 4 cars. There is an attractive fully enclosed south facing rear garden complete with two areas of lawn, decking for garden furniture, a summer house, patio areas and a garden shed.

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

VIEWING
Contact 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 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.



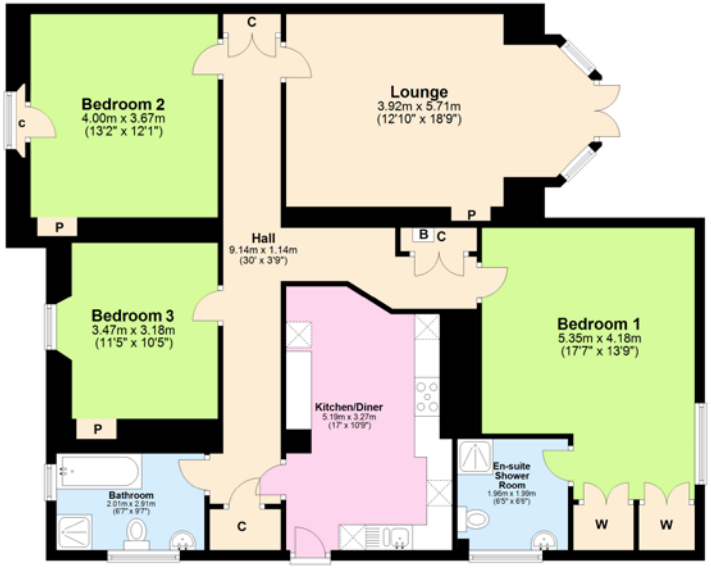


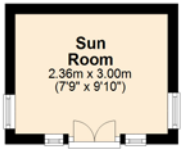




Ground Floor

Approx. 131.0 sq. metres (1410.5 sq. feet)





Photos 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.

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