



Malcolm Jack
& Matheson

20 LIME GROVE
DUNFERMLINE, KY11 8AX



OFFERS OVER
£185,000

**HIGHLY DESIRABLE SPACIOUS
3 BED FAMILY HOME IN THE
PITCORTHIE ESTATE IN MOVE IN
CONDITION WITH UPGRADING
REQUIRED. GARDEN. DRIVEWAY.
GARAGE.**

**HALL
LOUNGE
DINING ROOM
KITCHEN
UTILITY ROOM
THREE BEDROOMS
BATHROOM
GARDEN TO FRONT AND REAR
DRIVEWAY
GARAGE
GCH & DG
EPC RATING C**



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. There are many places of interest such as Carnegie's Birthplace Museum, the Abbey and the Abbot House, and Pittencrieff House Museum with its wonderful public park. 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 with easy access to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline 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.

PROPERTY

20 Lime Grove is a charming spacious 3 bed detached family home in the heart of the highly sought after Pitcorthie estate. The property is close to a nursery and primary school and is a short drive from a good selection of local amenities such as supermarkets, a dentist, doctor's surgery, eateries, shops, a leisure centre, and a golf course. The property is also a short drive from the motorway and commuter links.

Internally the property is bright and spacious, the accommodation is in move in condition but would benefit from upgrading. The property benefits from large living space including a dining room with separate kitchen, a utility

room, three bedrooms and a family bathroom. There are good storage facilities, gas central heating and double glazing throughout the property.

Externally the property is set within its own attractive garden grounds. There is a driveway for 4 cars, a good-sized single garage and workshop, a bin store, and a summer house.

ACCOMMODATION

HALL 4.17m x 1.87m (13'8" x 6'2")

Bright and spacious entrance hall with carpeted staircase. Under the stair storage cupboard. Radiator. Carpet.



LOUNGE 4.61m x 3.85m (15'2" x 12'8")

Bright and spacious lounge with window to front. Fireplace housing electric fire. Radiator: Carpet.

KITCHEN 3.33m x 2.72m (10'11" x 8'11")

Fully fitted kitchen with ample work surface space. Window to side. Integrated sink and drainer. Electric cooker. Vinyl flooring. Door though to utility room.

UTILITY ROOM 2.72m x 2.00m (8'11" x 6'7")

Plumbed for washing machine. Boiler: Tumble dryer: Window to rear. Door out to the garden. Laminate tile effect flooring.

DINING ROOM 3.33m x 3.00m (10'11" x 9'10")

Serving hatch. Window to rear. Radiator: Carpet.

LANDING 2.58m x 1.97m (8'5 x 6'6")

Window. Hatch to attic. Built in shelved storage cupboard. Carpet.

BEDROOM ONE 4.41m x 3.75m (14'6" x 12'4")

Spacious double with window to front. Built in airing cupboard. Radiator: Carpet.

BEDROOM TWO 3.75m x 2.89m (12'4" x 9'6")

Double bedroom with window to rear. Built in storage cupboard. Radiator: Carpet.

BEDROOM THREE 3.30m x 2.93m (10'10" x 9'7")

Good-sized single bedroom with window to front. Built in storage cupboard. Radiator: Carpet.

BATHROOM 1.97 x 1.90m (6'6" x 6'3")

Cream three-piece suite comprising bath with electric shower; WC, and wash hand basin. Opaque window to rear. Radiator: Vinyl flooring.

GARDENS AND GROUNDS

There are attractive gardens at the front and rear of the property. The front garden has been landscaped with stone chips and shrubs. There is access to a driveway. The rear garden is enclosed and has a lawn, patio, access to the garage and a summer house. There is a garden store at the back of the garage.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the tumble dryer. Some of the furniture will be available through separate negotiation.

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, faxing 01383 730672 or emailing property@malcolmjack.co.uk

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.

As this is an executry sale we have been unable to verify certain information. 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.

