Malcolm Jack & Matheson

38 DUNIMARLE STREET

HIGH VALLEYFIELD , KY12 8RZ



OFFERS OVER £140,000

HIGHLY DESIRABLE 4 BED END TERRACED FAMILY HOME IN QUIET ESTATE WITH SOUTH FACING REAR GARDEN AND DRIVEWAY.

HALL
LOUNGE/DINER
KITCHEN
4 DOUBLE BEDROOMS
SHOWER ROOM
BATHROOM
SEPARATE WC
FRONT AND REAR GARDENS
DRIVEWAY FOR UP TO 4 CARS
GCH & DG
EPC D



SITUATION

High Valleyfield is a quiet village located approximately four miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh. The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. There is a regular and reliable bus service providing transport to other west fife villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found.

PROPERTY

38 Dunimarle Street is an ideal starter home or would suit a family and it is within easy reach of the local amenities, school, bus and commuter links.. Internally the property is in move in condition however it would now benefit from modernisation. The accommodation comprises a spacious lounge/diner, kitchen with access out to the garden, four double bedrooms, a downstairs shower room, an upstairs bathroom and a separate WC. The property benefits from gas central heating, good storage facilities including an attic and double glazing. Externally the property has front and rear gardens. The rear garden is South facing and is easy to maintain. There is a gated driveway for up to 4 cars.

ACCOMMODATION

HALL 3.37m x 1.90m (11'1" x 6'3")

Bright entrance hall with carpet. Window to front. Access to carpeted staircase. Open area for storage under the stair. Radiator. Carpet.

LOUNGE/DINER 5.69m x 3.51m (18'8" x 11'6")

Bright and spacious lounge with window to the front overlooking the garden. Gas fire. Two radiators. Window overlooking the rear garden. Carpet.

KITCHEN 4.32m x 2.19m (14'2" x 7'2")

Fully fitted kitchen with wall and base units. Integrated sink and drainer, gas hob, oven and cooker hood. Free





standing fridge freezer and washing machine. Window to rear. Door out to the rear garden. Combi boiler. Laminate flooring.

BEDROOM FOUR 3.49m x 3.21m (11'5" x 10'6")
Located off the hall. Double bedroom with window to front. Two radiators. Carpet.

SHOWER ROOM 2.50m x 1.46m (8'2" x 4'9")
Modern white three-piece suite comprising walk in shower with mixer shower, fitted wash hand basin with cupboard underneath and WC. Opaque window to rear. Radiator.

LANDING 4.73m x 1.89m (15'6" x 6'2")
Bright landing with window to rear. Hatch to attic. Carpet.

BEDROOM ONE 3.57m x 2.90m (11'9" x 9'6")
Spacious double bedroom with window to rear. Radiator. Carpet.

BEDROOM TWO 4.52m x 2.74m (14'10" x 9')
Spacious double bedroom with ample space for free standing furniture. Built in wardrobes. Window to front. Radiator. Carpet.

BEDROOM THREE 4.23m x 2.36m (13'10" x 7'9")
Spacious double with window to front. Built in cupboard. Radiator. Carpet.

BATHROOM 2.39m x 1.32m (7'10" x 4'4")
Two-piece suite comprising bath and fitted wash hand basin. Opaque window to rear. Radiator. Carpet.

WC
Opaque window to rear. Laminate flooring.

GARDENS AND GROUNDS
The property has easy to maintain gardens to the front and rear. The front garden is laid with lawn with a path leading to the front entrance. The rear garden is South facing, fully enclosed with patio and garden shed. There is also a driveway for up to 4 cars.

EXTRAS
All fixtures and fittings are included in the sale together with the integrated items in the kitchen. The free-standing washing machine and fridge/freezer will be included in the sale together with the garden shed.

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.

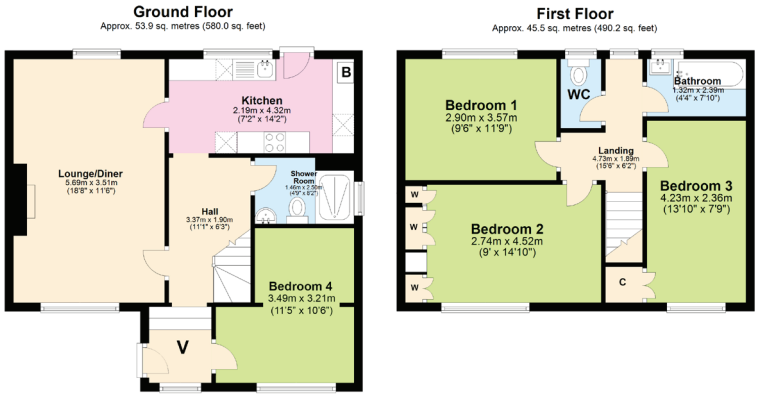
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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









Photographs & Floorplan by Mike Dooley Photography 07730 560286

While 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 not 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

rightmove espc