



Malcolm Jack
& Matheson

7 LINDSAY STREET
DUNFERMLINE, KY11 8NS



**OFFERS OVER
£195,000**

**MODERN 3 BEDROOM
TERRACED TOWNHOUSE IN PRIME
LOCATION. WALK IN CONDITION.
PRIVATE ENCLOSED EASY TO MAINTAIN
REAR GARDEN AND AMPLE ON STREET
PARKING.**

**HALL
LOUNGE/DINER
MODERN KITCHEN
DOWNSTAIRS WC
3 BEDROOMS. MASTER WITH
ENSUITE SHOWER ROOM
FAMILY BATHROOM
ENCLOSED EASY TO MAINTAIN
REAR GARDEN
AMPLE ON STREET PARKING
GCH & DG
EPC B**



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 Pittencreeff 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 locally and nationally with park and ride facilities available at both Halbeath and Inverkeithing.

PROPERTY

7 Lindsay Street offers a spacious three-bedroom home in impeccable condition, situated within the highly sought after area of Duloch. 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 in walk in condition, featuring modern and spacious living space comprising a generous lounge with space for dining with French doors out to the garden, a modern fully fitted kitchen, three bedrooms, the master bedroom with an ensuite shower room, a family bathroom, and a convenient downstairs WC. The property boasts ample storage facilities and benefits from gas central heating and double glazing throughout.

Externally the property has a small garden at the front and at the rear there is a private, enclosed garden. The rear garden has a patio ideal for garden furniture, and is laid with stone chips for easy maintenance, and has a garden shed.



ACCOMMODATION

HALL 3.51m x 2.20m (11'6" x 7'3")

Carpeted staircase to upper level. Radiator: Wood effect vinyl flooring.

DOWNSTAIRS WC

Modern white two-piece suite comprising wash hand basin with tiled splash back and WC. Radiator: Opaque window to the front. Extractor fan. Wood effect vinyl flooring.

LOUNGE/DINER 4.73m x 3.97m (15'6" x 13')

Bright and spacious lounge with French doors out to the garden. Ample space for a dining table and chairs. Two radiators. TV point. Telephone point. Carpet.

KITCHEN 3.51m x 1.85m (11'6" x 6'1")

Modern fully fitted kitchen with window to the front. Integrated, electric oven, gas hob, cooker hood, sink and drainer; free standing fridge-freezer; washing machine and dishwasher. Wood effect vinyl flooring.

First Floor

LANDING 3.40m x 2.20m (11'2" x 7'3")

Bright and spacious landing. Radiator: Staircase. Carpet.

BEDROOM TWO 3.96m x 3.35m (13' x 11')

Double bedroom with twin windows to the rear: Free standing double wardrobe. Radiator: Carpet

BEDROOM THREE 3.32m x 2.65m (10'11" x 8'8")

Good sized single bedroom with twin windows to the front. Built in double wardrobe. Radiator: Carpet.

FAMILY BATHROOM 2.17m x 1.58m (7'1" x 5'2")

Modern white three-piece suite comprising bath with showerhead attachment, wash hand basin and WC. Extractor fan. Radiator: A large built-in storage cupboard. Tile effect vinyl flooring.

Second Floor

LANDING

Built in double wardrobe. Carpet.

BEDROOM ONE 4.00m x 3.88m (13'1" x 12'9")

Master double bedroom. Hatch to loft space. Window to the front. Radiator: Carpet.

ENSUITE SHOWER ROOM

Modern white three-piece suite comprising walk in shower with mixer shower, wash hand basin and WC. Extractor fan. Radiator: Bathroom cabinet cupboard. Shaver point. Velux window. Tile effect vinyl flooring.

GARDENS AND GROUNDS

There is a small area of garden at the front and at the rear there is a private, enclosed garden. The rear garden has an area of patio ideal for garden furniture, laid with stone chips for easy maintenance, and has a garden shed. There is a gate leading out to a car park.

There is ample on street parking surrounding the property.

FACTORING

The property factors are James Gibb and Hacking and Paterson for the communal areas. There is a deposit and a quarterly fee applicable. Please refer to the home report for further information.



EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed, the free-standing washing machine, dishwasher, fridge/freezer and the double wardrobe in bedroom two are also included in the sale.

VIEWING

To view please contact Malcolm Jack & Matheson.

ENTRY

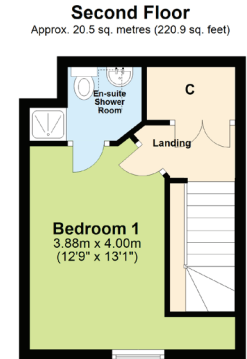
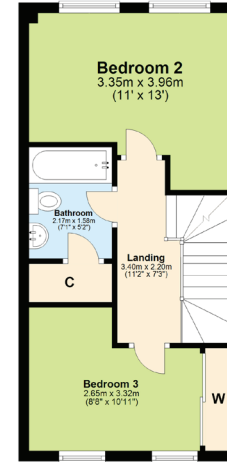
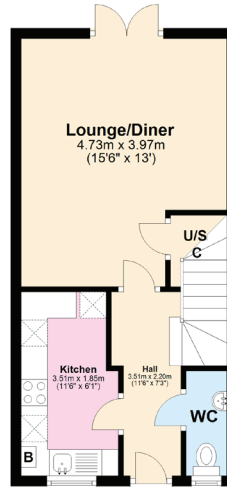
Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or 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.

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

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other details are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide for 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

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