



Malcolm Jack  
& Matheson

176 Golfdrum Street,  
Dunfermline KY12 8DX



OFFERS OVER  
£265,000

**RARELY AVAILABLE 3-BEDROOM  
DETACHED FAMILY HOME IN THE  
HEART OF DUNFERMLINE,  
FEATURING GARDEN, DRIVEWAY,  
AND A SINGLE GARAGE.**

**ENTRANCE PORCH  
HALL  
LOUNGE  
KITCHEN  
CONSERVATORY  
DINING ROOM/BEDROOM 3  
TWO DOUBLE BEDROOMS  
SHOWER ROOM  
BATHROOM  
PRIVATE AND ATTRACTIVE  
GARDENS  
DRIVEWAY  
SINGLE GARAGE  
GCH & DG  
EPC D**



## SITUATION

Dunfermline is located approximately five miles north of the three 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 the 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 city. 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. Schooling of good repute is available for both primary and secondary Education.

## PROPERTY

176 Golfdrum Street is a highly desirable detached three-bedroom family home, set on a generous plot with beautiful, private garden grounds. Ideally located, the property is within easy reach of the city centre, excellent local amenities, well-regarded schools, and convenient bus and commuter links.

Internally, the home is presented in true move-in condition and offers bright, spacious, and versatile family living throughout. The accommodation comprises a welcoming entrance hall, a generous lounge with sliding doors leading to the rear garden, a modern kitchen, a formal dining room which could also be utilised as a third bedroom, a conservatory, two double bedrooms, a shower room, and a family bathroom. Further benefits include gas central heating, double glazing, and ample built-in storage throughout.

Externally, the home features large, enclosed garden grounds, perfect for outdoor living and entertaining. Additional benefits include a single garage and driveway, with ample on-street parking also available.

## ACCOMMODATION

### ENTRANCE PORCH

Ideal storage space. Carpet. Door through to hall.

### HALL

Large hall with carpeted staircase. Open storage underneath the stairs. Cupboard housing fuse box and meter. Door out to the rear garden. Two radiators. Laminate flooring.





### LOUNGE 6.10M X 3.60M (20'0 X 11'10)

Bright and spacious lounge with sliding doors out to the garden. Window to the front. Wood burning stove with slate hearth and wooden mantle. Two radiators. Decorative cornice. Laminated flooring.

### KITCHEN 3.30M X 2.80M (10'10 X 9'2)

Modern fully fitted kitchen with integrated hob, oven, cooker hood, sink and drainer, fridge, freezer, washing machine and a dishwasher. Radiator. Laminated flooring.

### CONSERVATORY 4.30M X 2.70M (14'1 X 8'10)

A fantastic addition to the property, the conservatory overlooks the garden and provides a lovely space for dining or relaxing. An electric panel heater, doors providing direct access to the garden, and laminated flooring. There is underfloor heating.

### DINING ROOM/BEDROOM 4.20M X 3.10M (13'9 X 10'2)

A spacious dining room which could also be utilised as a third double bedroom. Window to the front. Radiator. Carpet.

### BATHROOM

White three-piece suite comprising bath with a shower head attachment, wash hand basin and WC. Opaque window to the rear. Heated towel rail. Tiled flooring.



### LANDING

Bright and spacious landing. Two Velux windows. Access to the eaves' storage. Hatch to the roof space. Carpet.

### BEDROOM 4.00M X 3.50M (13'1 X 11'6)

Spacious master bedroom with a front-facing window offering open views. Extensive built-in wardrobes with mirrored sliding doors, radiator and laminate flooring. A door within the built-in wardrobe provides access to additional under-eaves storage.

### BEDROOM 4.20M X 2.50M (13'9 X 8'2)

Spacious double bedroom with built in storage. Window to the front. Open views. Radiator. Carpet.

### SHOWER ROOM

Three-piece suite comprising shower with an electric shower, wash hand basin and WC. Opaque window to the front. Tiled flooring.

### GARDENS & GROUNDS

The property boasts generous, enclosed garden grounds to both the front and rear, with the front garden being a particularly good size and beautifully landscaped with mature planting, creating an attractive and welcoming approach to the property. The rear garden is also beautifully presented, featuring an area of lawn bordered by mature trees and planting, providing both privacy and charm. There is ample space for outdoor furniture, making it ideal for relaxing in the sun or entertaining guests. Additional



features include a dedicated bin storage area, clothes-drying area, patio, driveway and single garage. There is also convenient access from the rear garden to the front of the property and into the garage.

### EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, with the exception of the cabinet in the downstairs bathroom and the light fitting in the second bedroom.

### VIEWING

By appointment. Contact Malcolm Jack & Matheson.

### ENTRY

Entry by mutual agreement.

### OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing us at [property@malcolmjack.co.uk](mailto: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.



Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft  
 Garage = 17.8 sq m / 191 sq ft  
 Total = 135.0 sq m / 1452 sq ft  
 (Excluding Eaves)



Illustration for identification purposes only.  
 measurements are approximate, not to scale. (ID1327538) paulnelsonmedia.com

## 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

