





Large 3 Bedroom End-Terraced Villa!

Niall McCabe & RE/MAX Property are delighted to present to the market this wonderful 3 bedroom end-terraced villa, which is pleasantly located in the Wellwood district of Dunfermline. The property enjoys spacious interiors, a semi open-plan layout and sleek finishes – the most wonderful family home for years to come.

Wellwood is situated just outside Dunfermline. The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt.

Freehold

Council tax band B

Factor Fees – None

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Lounge

14' 7" x 11' 3" (4.45m x 3.44m)

A gorgeous front facing lounge complimented perfectly by a stunning feature, tiled media wall – a stunning focal point for the room. Flooring is stunning wood, and there is a front facing window. From here, you gain access to the kitchen/diner.

Kitchen

19' 5" x 14' 10" (5.91m x 4.51m)

The hub of this family home – a stunning kitchen/diner with a wide selection of base & wall mounted fitted cabinets, lovely splashback and worktop design. There is space for freestanding appliances and also room for a lovely dining table. The patio doors lead you onto the rear garden, and shows a wonderful sense of connectivity.

W.C

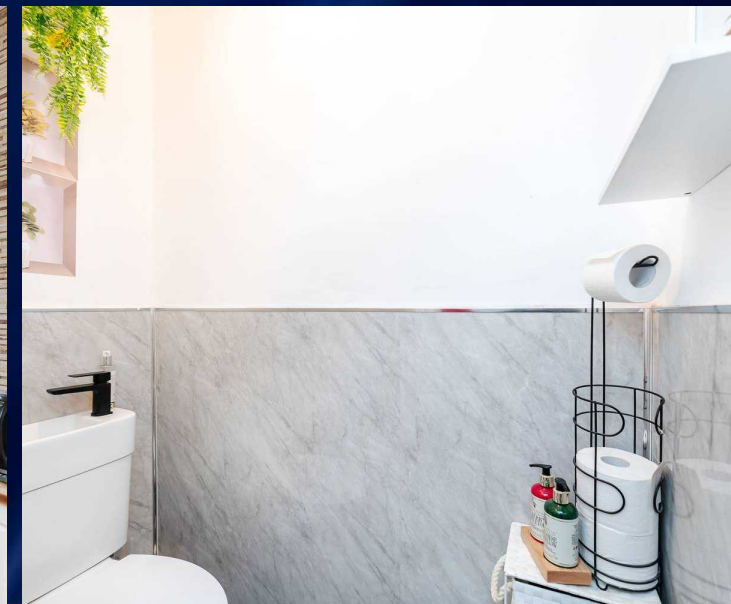
5' 3" x 2' 7" (1.60m x 0.78m)

Lovely 2-piece W.C with cleverly designed facilities, modern flooring and central lighting.

Bedroom 1

15' 1" x 11' 3" (4.60m x 3.44m)

The principal bedroom is of generous proportions and has been designed and styled in contemporary tones.



Bedroom 2

12' 0" x 11' 0" (3.67m x 3.36m)

Another great sized bedroom located to the rear of the property which takes in views over the lovely mature gardens and beyond.

Bedroom 3

11' 8" x 8' 4" (3.55m x 2.55m)

A further double bedroom, with a neutral finish, chic flooring and a very flexible layout.

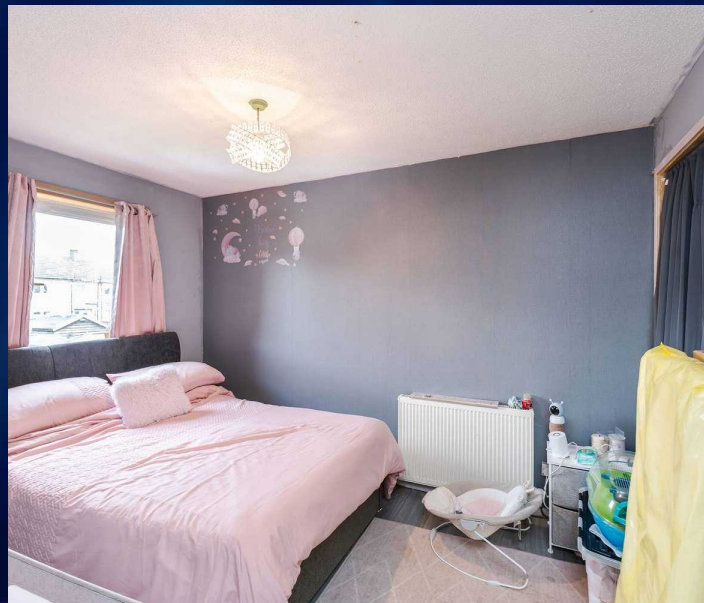
Family Bathroom

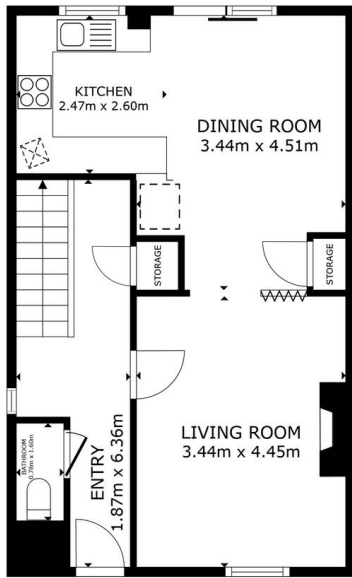
6' 5" x 5' 8" (1.95m x 1.73m)

Completing the upper level is a stunning 3-piece shower room which comprises; gorgeous double shower enclosure, wash hand basin & W.C – the room has been thoughtfully designed and is flooded with natural light.

Exterior

Beautiful gardens to the front & rear accompanies this property. The front enjoys a vast lawn and a pretty path leading to the front door. To the rear there is an expansive lawn, several patios and a lovely, decked terrace – an ideal sun trap.

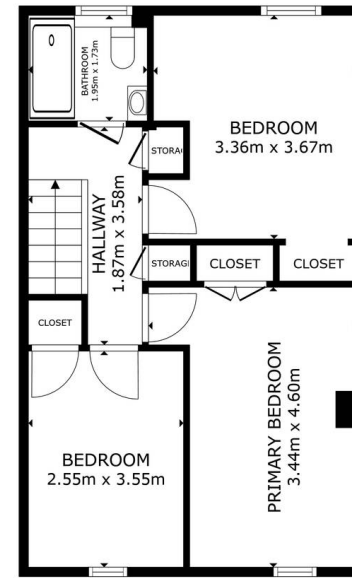




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 49.0 m² FLOOR 2 49.0 m²
 TOTAL: 98.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 49.0 m² FLOOR 2 49.0 m²
 TOTAL: 98.0 m²

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RE/MAX Property

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