



39 Birrell Drive, Dunfermline

Offers Over £175,000



39 Birrell Drive

Dunfermline, Dunfermline

Two bedroom Semi-Detached Villa in the very popular area of pitcorthie Dunfermline, offers a perfect combination of comfort and convenience. Ideally located for easy access to local amenities, transport links and local schools, the property is in move-in condition and finished to a high standard throughout, making it an ideal first time purchase for small families, professional couples or to suit families looking to downsize. The accommodation is set over two levels with front and rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 Bedroom Semi – Detached Villa in a Prime Location
- Lounge
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Front Garden with Drive and Garage
- Rear Garden with Summerhouse overlooking The River Forth
- GCH/DG



Vestibule

4' 9" x 2' 6" (1.45m x 0.76m)

A front door welcoming area with storage space for shoes and coats, etc.

Lounge

15' 5" x 12' 8" (4.70m x 3.86m)

Leading from the Vestibule, this spacious bright room faces to the front of the house, it flows nicely into the kitchen at the rear of the property. Featuring a spiral staircase leading to the upper floor, laminated flooring, central lighting, gas central heating radiator and double glazed double window looking onto the drive.

Kitchen

12' 8" x 7' 7" (3.86m x 2.31m)

Leading from the lounge, the kitchen is a bright south facing room to the rear of the property. The modern kitchen boasts a stylish finish, with wall and base-mounted units complemented by contrasting worktops and a stainless steel sink with drainer. The kitchen is equipped with a ceramic hob, integrated oven. The room continues the modern theme with quality tiled flooring, centrally fitted lighting, a double glazed window looking onto the rear decking area and garden the kitchen has a rear door leading to the garden and rear door to the garage.



Bedroom 1

10' 5" x 7' 11" (3.17m x 2.41m)

This brightly decorated room is south facing to the rear of the property with beautiful views, as far as the Firth of Forth, looking through the double glazed window which also looks onto the rear garden. The room features a double fitted wardrobe, centrally fitted lighting, laminated flooring and a G/C/H radiator.



Bedroom 2

10' 5" x 7' 6" (3.18m x 2.29m)

This brightly decorated room is south facing to the rear of the property with beautiful views, as far as the Firth of Forth, looking through the double glazed window which also looks onto the rear garden. The room features a double fitted wardrobe, centrally fitted lighting, laminated flooring and a G/C/H radiator.

Family Bathroom

7' 4" x 5' 1" (2.24m x 1.55m)

A good sized family bathroom with shaped bath, matching W.C. and hand wash basin set on vanity unit, over bath shower. The room is fully tiled on all walls, laminated flooring, central lighting and fitted G/C/H radiator.





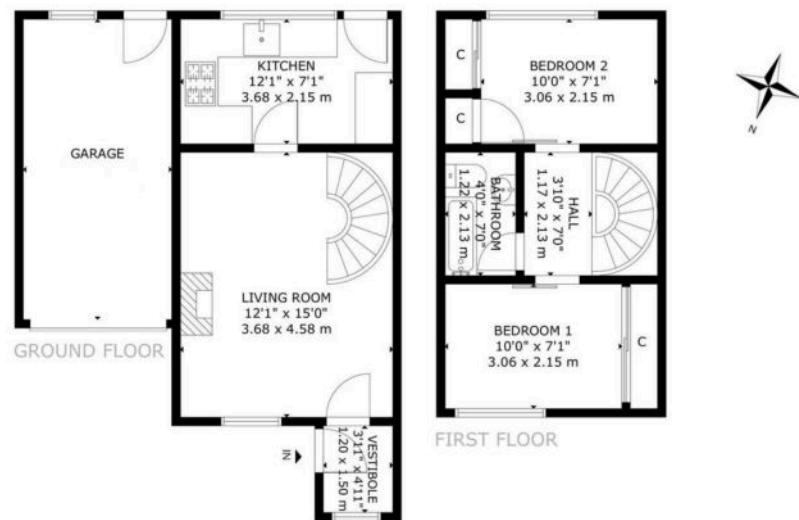
REAR GARDEN

South facing garden with views as far as the River Forth, easy maintained meadow flower beds, summer house, apple trees, decking, access to rear of the garage. great area to spend in the sun and to entertain.

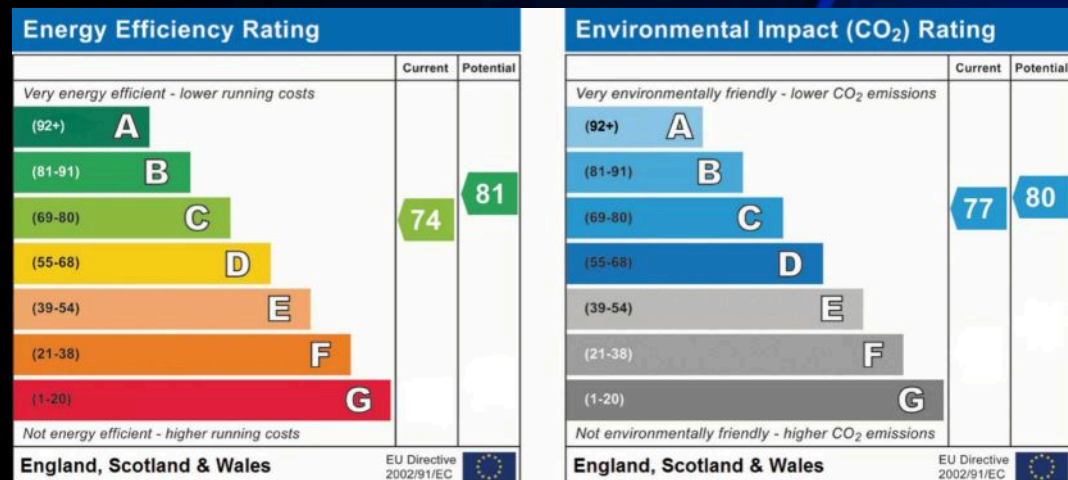
FRONT GARDEN

The front garden is laid to monobloc for easy maintenance and car parking for two or more cars and extra storage for one more in garage.





39 Birrell Drive, Dunfermline KY11 8DT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 561 SQ FT / 52 SQ M
 EXCLUDED AREAS - GARAGE
 All measurements and fixtures, including doors and windows, are approximate and
 should be independently verified.





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