



Stirling Eunson & Ferguson

Solicitors & Estate Agents

Established 1910

please call stirling eunson & ferguson on:

01383 748900



11 Fairways, Dunfermline, KY12 0DU

Offers Over £189,950



description

This spacious and well presented detached villa would make an ideal family home and boasts well stocked landscaped gardens incorporating a feature pond and decking areas as well as a tandem garage and monoblock driveway. Accommodation comprises reception hallway, study, downstairs WC, lounge/dining room and breakfasting kitchen. Upstairs, four bedrooms and luxury four piece bathroom. The property benefits from gas central heating and double glazing. Internal viewing is highly recommend to fully appreciate the space and layout on offer within this property. An appointment to view can be made by contacting Stirling, Eunson & Ferguson or at weekends contact ESPC on 01383 605000.



Fairways is an established residential area located off Townhill Road. The area is convenient for access into the town centre where shopping, restaurants and bars can be found. For the commuter, there is excellent access onto the M90 motorway for travel both North and South. A regular bus service is in operation connecting the area to the town centre and there is also a railway station and Halt.

for sale:

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DIRECTIONS

From the Sinclair Gardens roundabout go through the traffic lights and proceed North up Townhill Road. Continue up and turn left into Watson Place, then take the second turning on the right into Fairways. Number 11 is indicated by our For Sale board.

RECEPTION HALLWAY

Entry through replacement double glazed door into reception hallway. Stairs lead off to the upper apartments. Laminate flooring. Access through to lounge/dining room, downstairs WC, breakfasting kitchen and study.

STUDY

4' 11 x 8' 2

This room has a window to the front and would be ideal as a study.

DOWNSTAIRS WC

This room features a two piece suite comprising low set WC and corner wall mounted wash hand basin.

BREAKFASTING KITCHEN

13' 3 x 10' 7

Storage provided by floor and wall mounted units with complementary work surface areas, 1 1/2 bowl stainless steel sink, side drainer and central mixing taps. Plumbing for automatic washing machine and dishwasher. In built appliances include a gas hob with overhead extractor fan and double oven to one side. Space for fridge/freezer. Breakfast bar in position. Telephone point. Fifteen panier glazed door leads through to the dining room. Access door to the garage.

LOUNGE/DINING ROOM

26' 2 x 12' 11

Principal public room which has picture window to the front and patio doors leading onto the rear gardens. Focal point of the room is a living flame gas fire with marble plinth. TV aerial socket. Telephone point. Archway leads through to the dining area where there is space for all dining room furniture.

UPPER LANDING

The upper landing connects to four bedrooms and bathroom. Window to the side. Built in storage cupboard. Hatch gives access to the loft space.

BEDROOM 1

13' 3 x 12' 9

Bedroom with window to the front. Storage provided by a range of built in wardrobes with shelf and hanging space, above bed storage and bed side cabinets.

BEDROOM 2

13' 2 x 9' 5

Bedroom with window to the rear. Telephone point. Storage provided by built in storage cupboard.

BEDROOM 3

9' 3 x 9' 9

Bedroom with window to the rear. Storage provided by built in storage cupboard.

BEDROOM 4

8' 6 x 13' 0

Bedroom with window to the front. Storage provided by built in wardrobes with shelf and hanging space.

BATHROOM

This room features a luxury four piece suite comprising low set WC, wall mounted wash hand basin, panelled bath and separate shower cubicle with glazed folding shower screen. Ceramic tile floor. Luxury tiling around the bath area to dado height. Vanity shelf. Opaque glazed window. Halogen downlighters.

CENTRAL HEATING

The property has gas central heating with a Combi boiler.

DOUBLE GLAZING

The property is double glazed which was installed in 2006.

GARDENS

The gardens to the front have been landscaped and has a 'U shaped' monoblock double driveway providing off street parking and access to the garage. The gardens to the rear are well stocked and have been fully landscaped and enclosed by timber fencing. There is patio areas leading onto decking sections and a pond. There is also a variety of mature herbaceous shrubs and plants in position. Two garden sheds in position as well as a summerhouse which all have power and light. Outside water tap.

GARAGE

There is a tandem garage to the side with a remote entry metal up and over door. Power and light. Courtesy access door into the kitchen.



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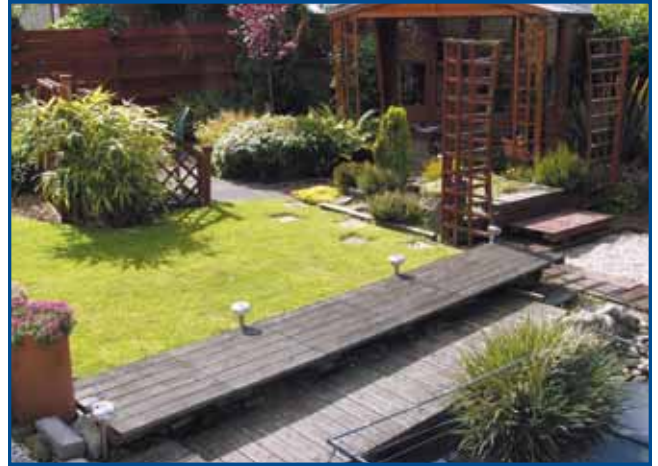
ALARM SYSTEM

The property has an alarm system.

PRE SALE VALUATION

We are pleased to offer a free, no obligation pre sale valuation on your property. Please contact our Property Manager Anne Devaney on 01383 840093 for more information or an appointment.

The particulars contained herein are believed to be accurate but they are not guaranteed nor do they form part of an offer to sell. All dimensions are approximate only and included for guidance. Electrical and/or gas appliances have not been checked and no warranty is given as to their condition.



Property Services

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