

33 Whitelaw Road

DUNFERMLINE, FIFE, KY11 4RW



*DELIGHTFUL END-TERRACED VILLA
IN GOOD CONDITION*



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This is a delightful end-terraced villa in good condition. The property has been maintained by the present owners both inside and out and is in good order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge/dining area is a good size and has a front facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall mounted units and rear door leading out to the landscaped gardens. There are two double bedrooms on the upper level, both of which are a good size.

The bathroom is also located on the upper level and has a white suite consisting of a shower over bath, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence.



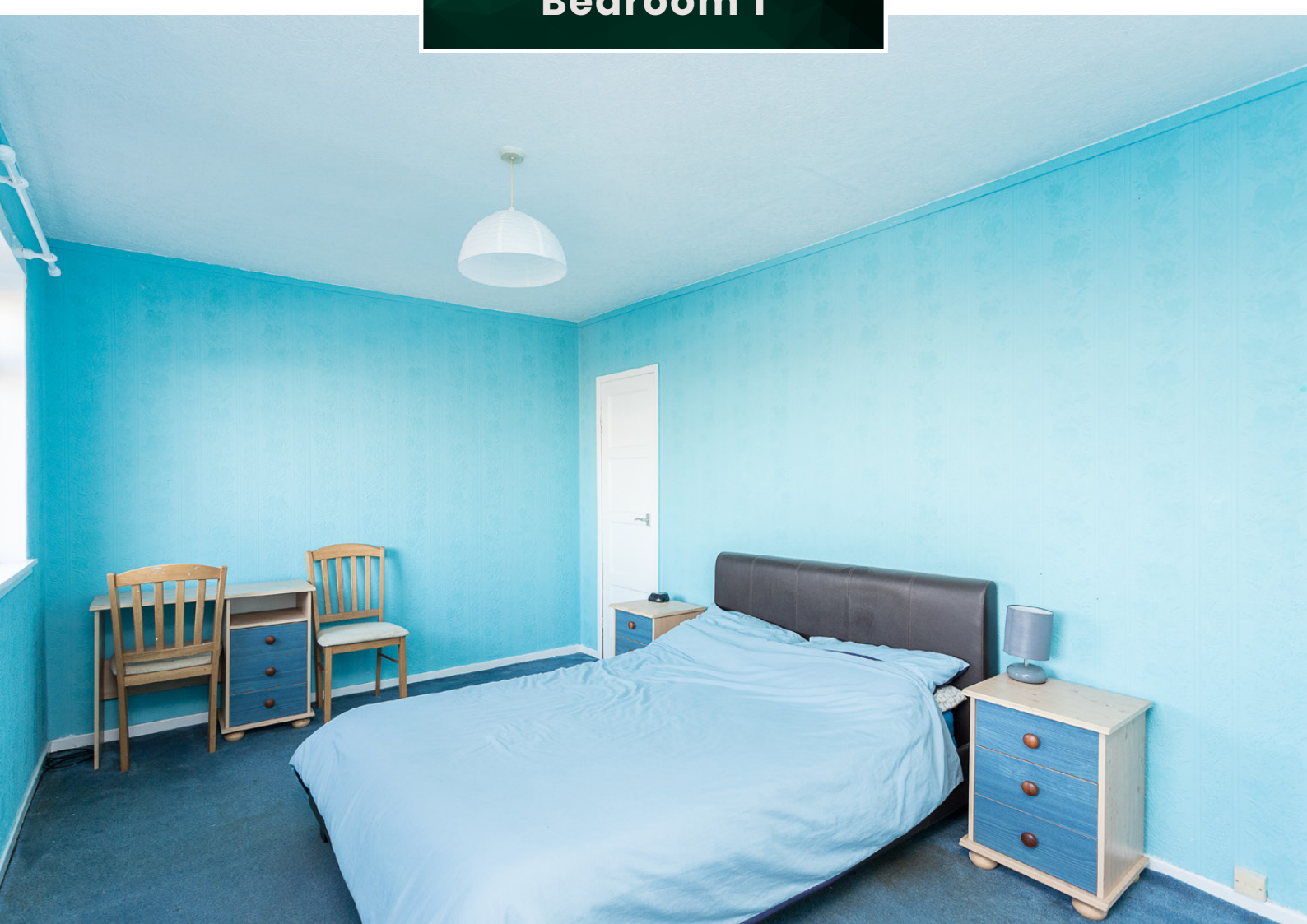
The Lounge







Bedroom 1

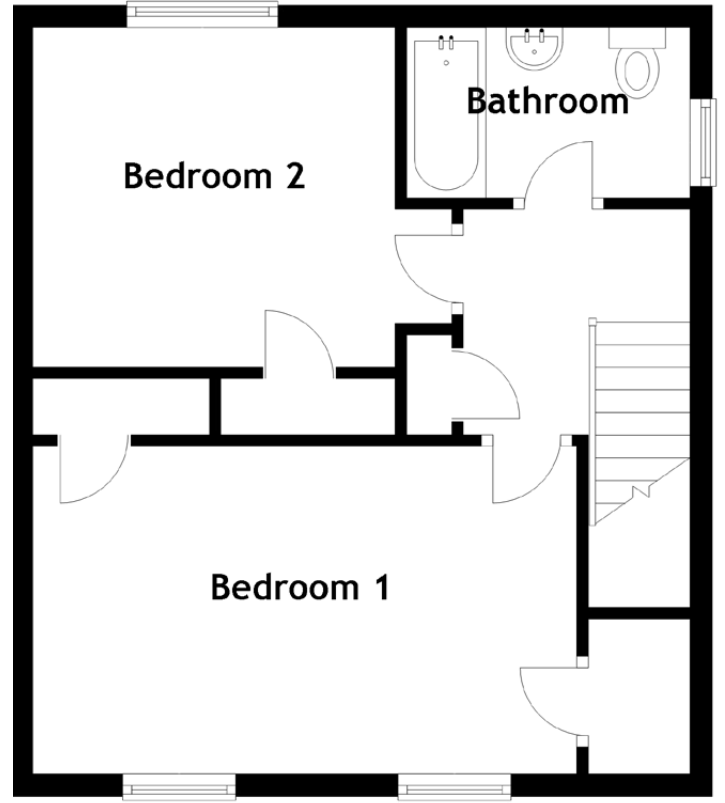
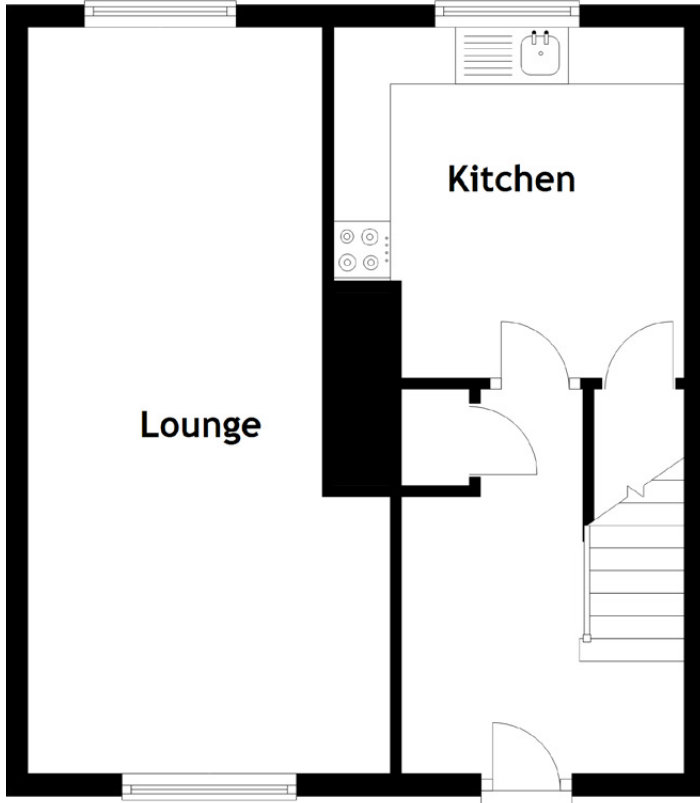




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.60m (21'8") x 3.10m (10'2")
Kitchen	3.10m (10'2") x 3.10m (10'2")
Bedroom 1	4.80m (15'9") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.50m (8'3") x 1.50m (4'11")

Gross internal floor area (m²): 75m²

EPC Rating: D

Floor Plan





The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area you have Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini golf.

For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.

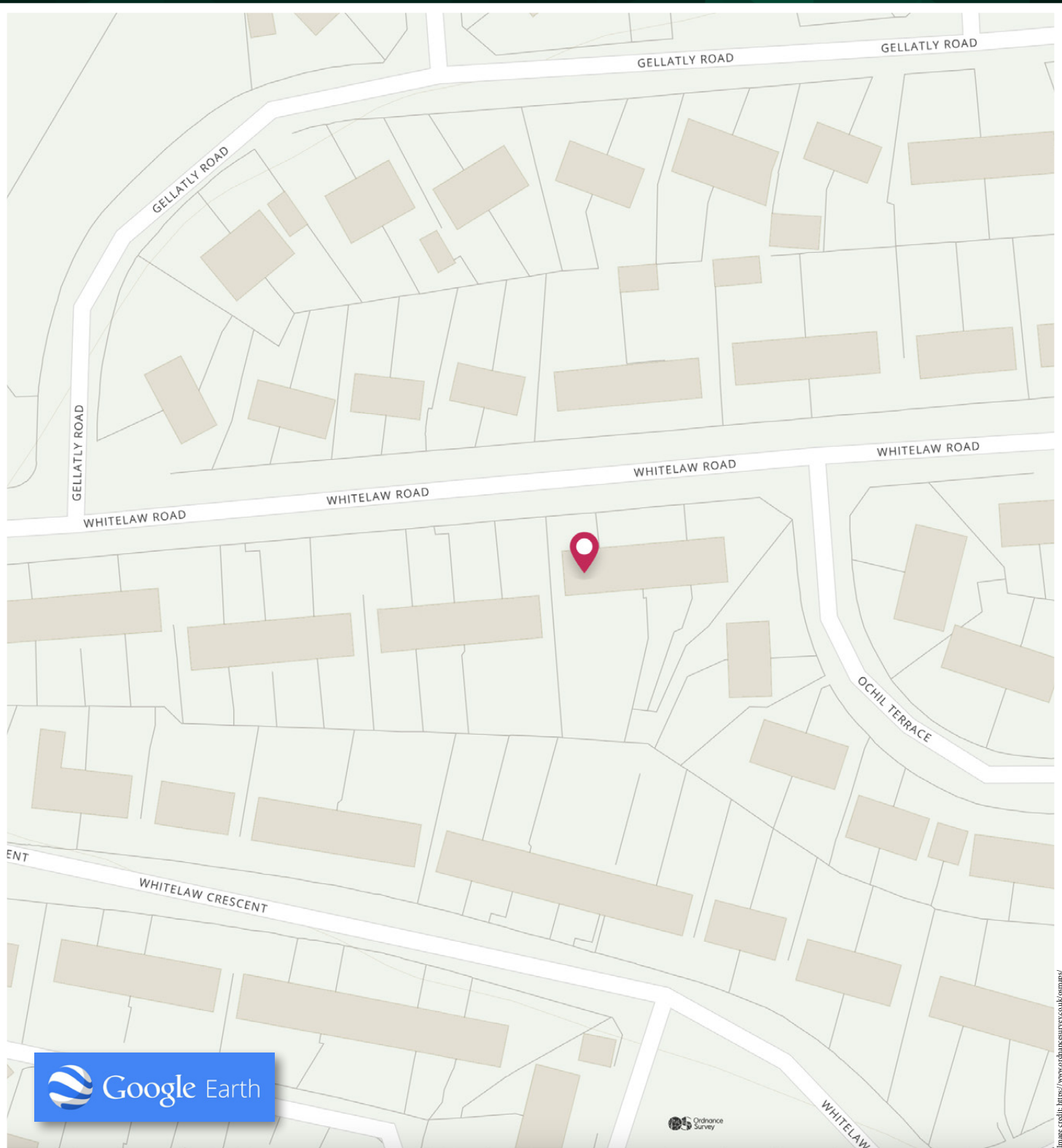


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

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