

11 Chapel Place

HIGH VALLEYFIELD, DUNFERMLINE, KY12 8UH



*DELIGHTFUL TWO BEDROOM HOUSE
IN A POPULAR LOCATION*



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This is a delightful mid-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 that floods the room with natural light. The fully fitted kitchen is to the rear and has a full range of floor, wall-mounted units, and a 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 splash-back tiling. The property features double glazing and gas central heating.



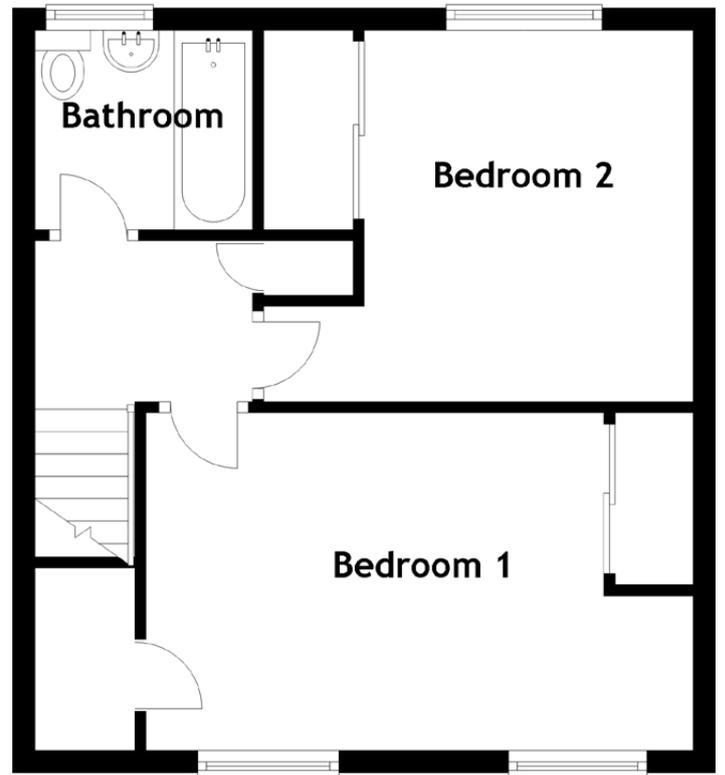
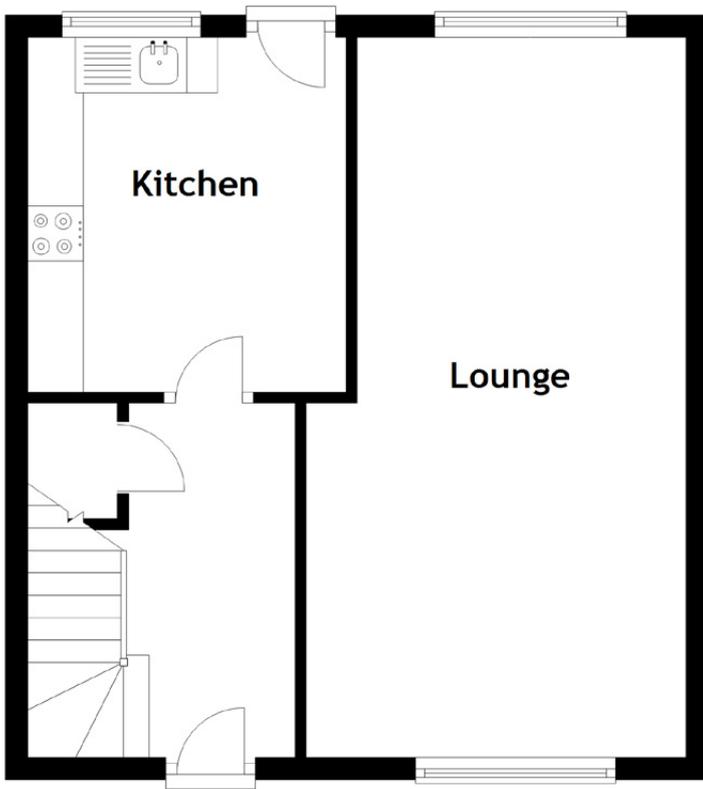




Bedroom 1







Approximate Dimensions

(Taken from the widest point)

Lounge	6.50m (21'4") x 3.40m (11'2")
Kitchen	3.20m (10'6") x 2.85m (9'4")
Bedroom 1	4.90m (16'1") x 3.05m (10')
Bedroom 2	3.85m (12'7") x 3.35m (11')

Bathroom	1.95m (6'5") x 1.80m (5'11")
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Gross internal floor area (m²): 74m²

EPC Rating: C

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. There is an opportunity to add a driveway to the front of the property that will offer off-street parking.

Viewing is highly recommended to appreciate the accommodation on offer.





High Valleyfield is a quiet village located approximately four miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh.

The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities. 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, bars, gym and an art gallery (the Fire Station Creative).

Within the Duloch Park area you have Fife Leisure Park which is home to a ten 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 and Dundee.

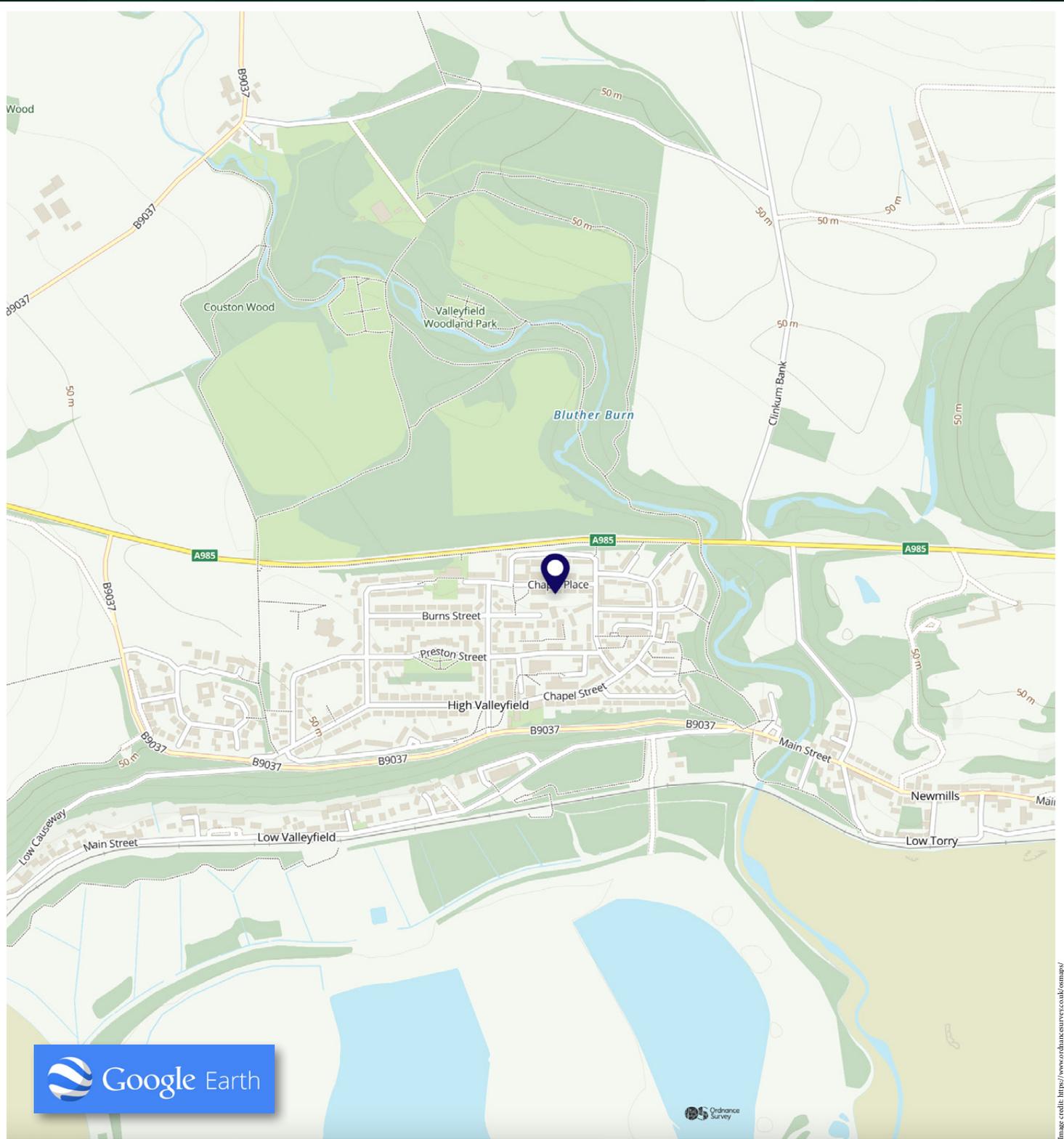


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