

3a Ladysmill Court

DUNFERMLINE, KY12 7YD



Generously proportioned, three-bedroom, detached, house with a garage and a large conservatory



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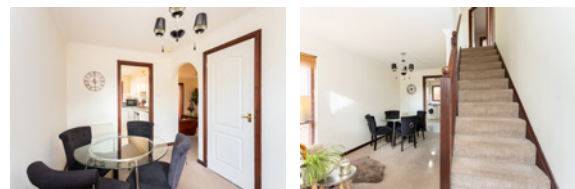


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We are delighted to present to the market this generously proportioned, three-bedroom, detached, house with a garage and a large conservatory.

THE DINING ROOM



The vestibule gives access to the guest cloakroom with a toilet and a wash hand basin. A 15-pane glazed door opens to the dining room with a corner formation window adding light. There is space for a dining table and chairs along with an easy chair to read the newspaper or novel.

The lounge is spacious and has a feature fireplace as a focal point with a wall-hung television. Patio doors lead to the large conservatory where French doors open to the garden.

THE LOUNGE



THE CONSERVATORY



THE KITCHEN



The kitchen is large enough for a small breakfast table and is plumbed for a washing machine and a dishwasher. There is a gas hob and a built-under electric oven, both recently replaced. A door opens to the side of the house.



The carpeted staircase rises to three bedrooms, all three have built-in wardrobes and mirrored doors. The main bedroom is to the rear of the house and is complete with mirrored wardrobes and an en-suite shower room. The family bathroom is tiled and includes a bath with a shower over the bath protected by a glazed screen, a vanity basin with storage, and a toilet.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM & WC

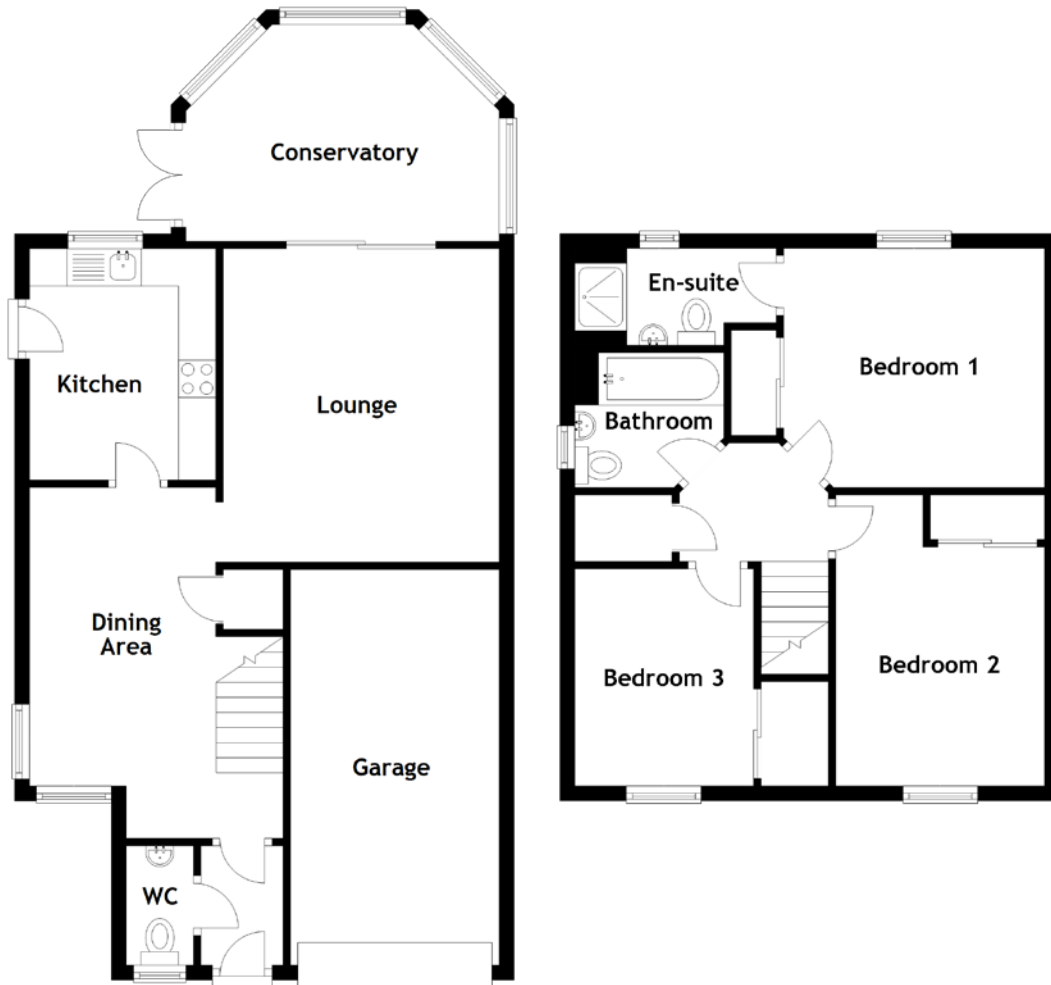


Externally there is a drive for two cars and a garage with power and drywall finish. The house benefits from double-glazing, and gas central heating. There is a shrub border to the side and the back garden is enclosed and fenced with a patio area and lawn. Overall, this is a great family home or downsizing home, in a good location and in walking distance of most amenities yet on the edge of town as it heads out to Limekilns Road.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

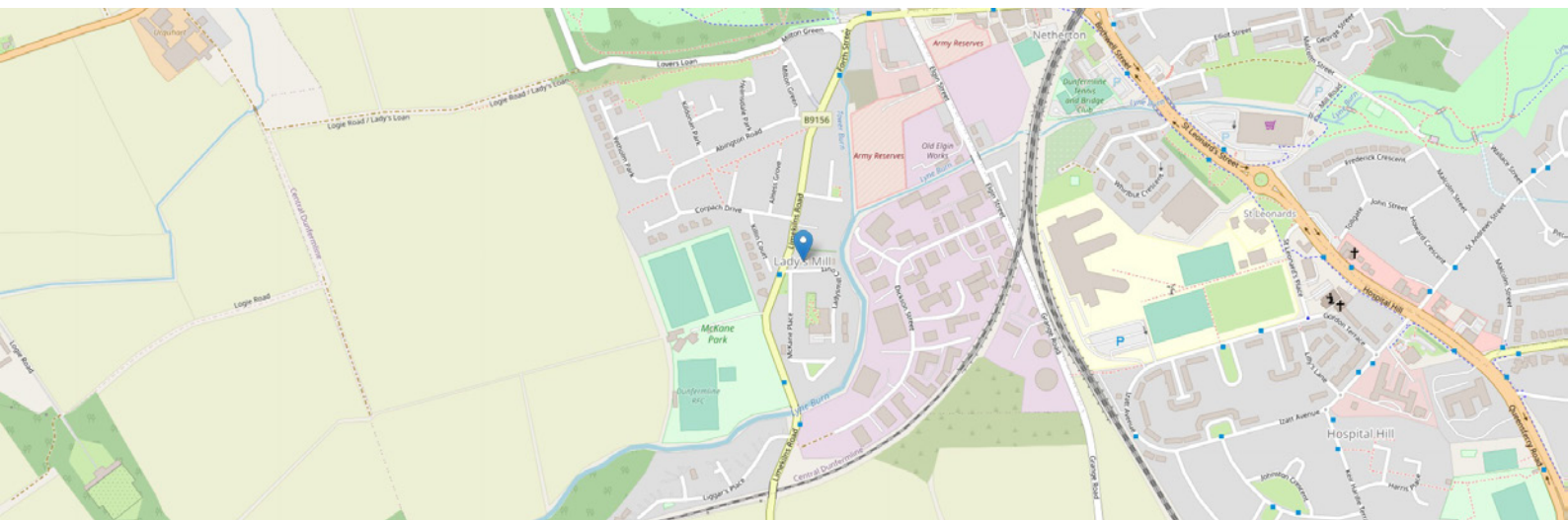


Approximate Dimensions (Taken from the widest point)

Dining Area	4.70m (15'5") x 3.40m (11'2")
Lounge	4.20m (13'9") x 3.70m (12'2")
Conservatory	4.20m (13'9") x 2.90m (9'6")
Kitchen	3.10m (10'2") x 2.50m (8'2")
WC	1.60m (5'3") x 0.90m (3')
Bedroom 1	3.50m (11'6") x 3.20m (10'6")

En-suite	2.70m (8'10") x 1.30m (4'3")
Bedroom 2	3.90m (12'9") x 2.80m (9'2")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Garage	5.30m (17'5") x 2.80m (9'2")

Gross internal floor area (m²): 92m²
EPC Rating: D



THE LOCATION

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.





Fife Leisure Park is home to a ten-screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors, there are public parks and woodlands within walking distance of this home and throughout Dunfermline. For the keen golfer, there are three private courses within proximity. Ladysmill Court is close to amenities such as the rugby and cricket clubs, Pittencrieff park and McArthur Glen. This home is also within walking distance of the railway and bus stations, Theatre, cafes and bars and all that the City of Dunfermline has to offer. 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 on one side with direct links to Edinburgh, Perth & Dundee, and towards Kincardine and Glasgow on the other side.



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