

Airds & Co Limited
Co Registration SC350231

Federation House,
222-224 Queensferry Road, Edinburgh, EH4 2BN
Telephone: 0131 332 8411 Fax: 0131 332 8411



15 Daviot Road, Dunfermline, KY12 7LY

Offers Around £150,000

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VIEWINGS

By appointment only, please telephone the selling agents 0131 332 8411

AREA

- Excellent local amenities, including large Tesco and Asda stores
- Easy access to Dunfermline Town Centre
- Easy commuting access to M90 and to Duloch Retail Park
- 5 minute walk to Dunfermline Queen Margaret Railway Station, with regular train services to Edinburgh and other towns
- Close to Lauder College and Carnegie College
- School catchment area for Commercial Primary School, Queen Anne High School, Woodmill High School and St. Columbus R.C High S school
- Excellent bus services to and from Dunfermline and the surrounding areas

PROPERTY

- Delightful detached bungalow
- Situated in prime residential area of Dunfermline
- Hall, sitting/dining room, kitchen, conservatory, 3 bedrooms and bathroom
- Gas central heating
- Double glazing
- Immaculate front and rear gardens
- Driveway, large enough to accommodate 3 cars

ACCOMMODATION

HALL

- Double storage cupboard with shelving, and, stores hot water boiler
- Access to partly floored storage loft
- Telephone point
- Smoke alarm
- Radiator and stylish radiator cabinet
- Laminate floor

SITTING/DINING ROOM

- L shaped room with bay window to front
- Glazed panelled door
- TV point
- Sky connection available (currently disconnected. It will be the responsibility of the purchaser to reconnect this service)
- 2 ceiling lights and 2 wall lights
- Smoke alarm
- Radiator
- Laminate floor



KITCHEN

- Window to front
- Modern contemporary fully fitted kitchen with wall and floor units
- Electrolux electric oven and grill
- Stainless steel 4 burner gas hob, with pull out extractor hood above
- Black marble effect work surfaces
- Dual circular stainless steel sinks
- Space for under unit fridge, freezer, washing machine and tumble dryer
- Ideal Classic gas boiler
- Splashback tiling
- Triple spotlights and under unit strip lighting
- Glazed panelled door
- Radiator
- Xpelair extractor fan
- Black tile effect laminate floor

CONSERVATORY

- South facing, overlooking the rear garden
- Double French doors leading to rear garden
- Radiator
- Laminate floor



BEDROOM 1

- Sliding patio doors leading to conservatory
- Mirrored triple sliding doors wardrobe – hanging space together with shelved storage above
- Radiator and stylish radiator cabinet
- Laminate floor

BEDROOM 2

- Window to rear
- Ceiling light
- Radiator
- Laminate floor

BEDROOM 3

- Window to rear
- Single bedroom
- Radiator
- Laminate floor

BATHROOM

- Opaque window to side
- 3 piece suite
- Power shower installed above bath
- Glass shower screen
- Splashback tiling
- Bathroom cabinet and all fitted bathroom accessories
- Shavers point
- Radiator
- Extractor fan
- Tiled floor

LOFT

- Partly floored storage area, accessed from hall
- Potential to convert loft into additional accommodation subject to all necessary Local Authority consents

OUTSIDE

FRONT GARDEN

- Immaculate lawn
- Gravel border decorated with potted plants
- Side driveway, large enough to accommodate 3 cars
- Wrought iron gate leads to rear garden from the side driveway
- Gas and electricity meters

REAR GARDEN

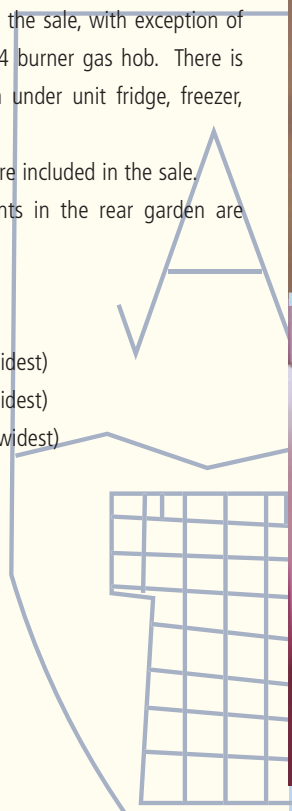
- South facing rear garden
- Immaculate lawn
- Gravel borders, including bedding plants
- Paved patio area
- Shed, bench and all garden ornaments included

ADDITIONAL INFORMATION

- The kitchen appliances are not included in the sale, with exception of the built in Electrolux oven and grill and 4 burner gas hob. There is space in the kitchen to accommodate an under unit fridge, freezer, washing machine and tumble dryer.
- All curtains, curtain rails/poles and blinds are included in the sale.
- The shed, bench and all garden ornaments in the rear garden are included in the sale.

ROOM DIMENSIONS (in feet and inches)

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|-----------------------|----------------------|
| • Hall | 12'2 x 5'6 (widest) |
| • Sitting/dining room | 16'8 x 16' (widest) |
| • Kitchen | 10'10 x 9'5 (widest) |
| • Conservatory | 9'7 x 8'4 |
| • Bedroom 1 | 14'3 x 8'2 |
| • Bedroom 2 | 10'10 x 7' |
| • Bedroom 3 | 10'10 x 6'3 |
| • Bathroom | 6'6 x 5'9 |





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Note: Prospective purchasers are advised to note their interest through their Solicitor as soon as possible in order that they may be informed of a closing date. In event of a closing date being set, the seller is not bound to accept the highest, or any, offer. These particulars do not form part of an offer or contract; whilst they are believed to be correct, they are not warranted, and prospective purchasers must satisfy themselves as regards their accuracy. In particular, measurements are approximate, and must not be relied upon.

