



**25 EARDLEY CRESCENT
DUNFERMLINE
KY11 8NE**

Offers over £158,000

Viewing:

**By appointment, please telephone
agents on 01383 418999**

- ◆ Entrance Vestibule
- ◆ Charming Lounge
- ◆ Well fitted Kitchen/Diningroom with appliances
- ◆ Three Bedrooms
- ◆ En suite Showerroom
- ◆ Bathroom
- ◆ Cloakroom
- ◆ Gas central heating
- ◆ Double glazing
- ◆ Attractive private gardens
- ◆ Garage/Driveway
- ◆ E P Rating C



WILSONS SOLICITORS



General

The subject of sale comprises a light, well proportioned modern detached villa pleasantly located within a private residential development in the district of Duloch on the periphery of the popular Fife town of Dunfermline.

This delightful family home offers spacious, well designed accommodation over two floors with excellent storage facilities including fitted wardrobes and a useful partially floored attic. The light tasteful décor is complemented by quality fittings, decorative lighting and attractive fitted floor coverings. Comfort is further assured by means of gas central heating complemented by the installation of double glazed windows. There are attractive, easily maintained private gardens to the front and rear, the rear garden enjoying a bright southerly aspect to capture much of the day's sunshine. A front drive-in provides off-street parking and leads to a single garage with light and power.

Duloch is a pleasant residential area providing an excellent selection of local shops, primary school and a leisure centre with a wider range of shops and amenities a short drive away in Dunfermline town centre. A regular public transport service operates nearby with the property also ideally located for the commuter with easy access to the M90 motorway giving direct links to Edinburgh, Perth and Dundee. Local rail links at Dunfermline or nearby Rosyth also offer an alternative choice of travel.

Directions: From Dunfermline travel along Carnegie Avenue, going straight over the roundabout onto Lapwing Drive. Turn left into Ferguson Road and Eardley Crescent is located on the right

Accommodation (widest points)

Entrance Vestibule

With radiator. Tiled flooring.

Lounge 16'7 x 9'10 (5.05 x 2.99m)

A charming public room with front facing window. Coving Radiator. Fitted carpet. Carpeted staircase leading to the upper landing. Door to Kitchen/Diningroom.

Kitchen/Diningroom 22'1 x 8'8 (6.73 x 2.64m)

A new well fitted dining kitchen with rear facing window and patio doors to the large rear garden with bright southerly aspect. Range of matching wall/floor units incorporating gas hob, oven, cooker hood and contrasting work surfaces. 1½ bowl stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Radiator. Tiled flooring. Vertical & roller blinds. Spotlights. Access to gas central heating boiler. Note: The automatic washing machine, dishwasher and fridge/freezer are included in the sale.

Cloakroom

With washhand basin and wc. Radiator. Tile flooring. Extractor.

Upper Landing

Well lit by means of a front facing window/roller blind. Storage cupboard. Radiator. Fitted carpet. Access via ceiling hatch/extending ladder to useful attic storage.

Bedroom 1 15'3 x 8'11 (4.64 x 2.71m)

A generous bedroom with rear facing windows. Fitted wardrobes with shelving, hanging rails and mirror door frontage. Radiator. Fitted carpet. Door to en suite Showerroom.





Showerroom 6'6 x 6'1 (1.98 x 1.85m)

A part tiled showerroom with rear facing window. Suite comprising shower compartment, washhand basin and wc. Radiator. Tiled flooring. Roller blind. Shaver point. Extractor.

Bedroom 2 14' x 8'6 (4.26 x 2.59m)

A second well proportioned bedroom with front facing window. Radiator. Fitted carpet.

Bedroom 3 12'3 x 7' (3.73 x 2.13m)

Again a comfortable bedroom with front facing window. Radiator. Fitted carpet.

Bathroom 6'10 x 6'6 (2.08 x 1.98m)

With side facing window. Suite comprising bath, washhand basin and wc. Radiator. Tiled flooring. Roller blind. Extractor.

Garden

There are attractive, easily maintained private gardens to the front and rear thoughtfully designed for ease of maintenance, the rear garden enjoying a bright southerly aspect to capture much of the day's sunshine. Water tap. Garden shed.

Garage

A drive-in provides off street parking and leads to a single garage with up and over door, light and power.



These particulars do not form part of any contract. While every effort has been made to ensure their accuracy, the statements contained herein are not guaranteed. In particular:

- (a) measurements have been taken by a laser device and are approximate only;
 - (b) services and appliances have not been tested for efficiency or safety;
 - (c) no warranties are given as to the compliance with any regulations.
- Intending purchasers should satisfy themselves on these and other matters



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