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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**64 Covenanters Rise, Dunfermline, KY11 8SQ**  
**Offers Over £154,000**



Bright and well presented end terraced villa enjoying a pleasant location within popular residential area convenient for motorway and train station. Entrance hall, Lounge, Kitchen, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Neat gardens. Off street parking to the front. Modern decor. Excellent starter home in move in condition. EPC - D. Council tax - C. Freehold.

## LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the town. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national. Covenanters Rise is situated within walking distance to Rosyth Rail Halt and within 1 minutes drive to the M90 motorway.

## PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Dining kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Off street parking
- Modern decor
- Move in condition
- Great starter home

## ACCOMMODATION

### Hall

With door to lounge and stairs to upper level.

### Lounge 4.40 m x 3.40 m / 14'5" x 11'2"

This is a lovely, bright and spacious lounge. Open plan with dining kitchen. Front.

### Kitchen 2.20 m x 2.10 m / 7'3" x 6'11"

The kitchen is also bright and is fitted with modern floor and wall storage units with complementary worktops. Rear.

### Dining area 2.00 m x 2.00 m / 6'7" x 6'7"

The dining area is open plan with the lounge and kitchen. Door to garden. Rear.

### Landing

With doors to 2 bedrooms and shower room.

### Bedroom 1 3.30 m x 2.90 m / 10'10" x 9'6"

This is a lovely, well proportioned double bedroom which enjoys the benefit of a double built in wardrobe with sliding doors. Front.

### Bedroom 2 2.70 m x 2.30 m / 8'10" x 7'7"

The second bedroom also benefits from a double built in wardrobe with sliding doors.

### Shower Room 1.90 m x 1.70 m / 6'3" x 5'7"

A very smart shower room, which has been refitted with a contemporary suite. Rear.

### Gardens

There are neatly presented areas of garden ground to the front and rear of the property, which have been mainly laid in chips for ease of maintenance. Garden shed.

### DRIVEWAY

There is an off street parking area to the front of the property.

### HEATING

Gas central heating.

### GLAZING

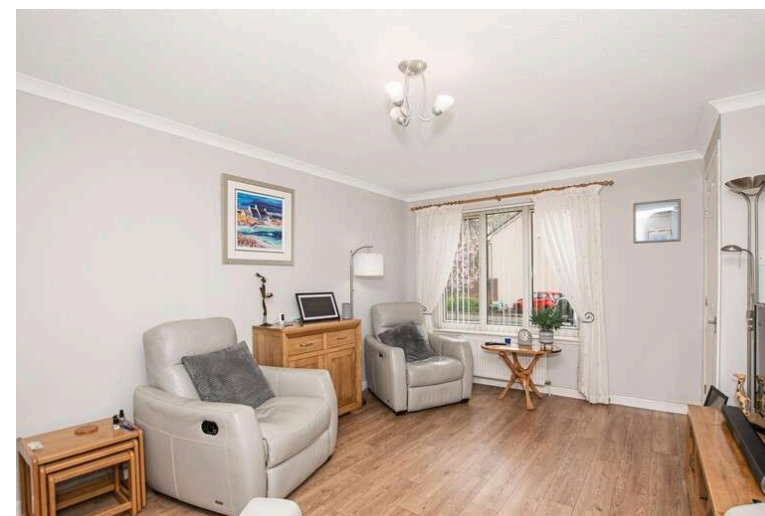
Double glazing.

### EXTRAS

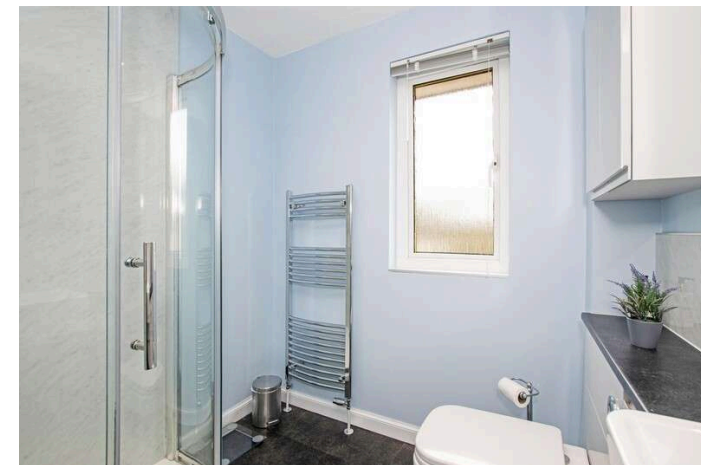
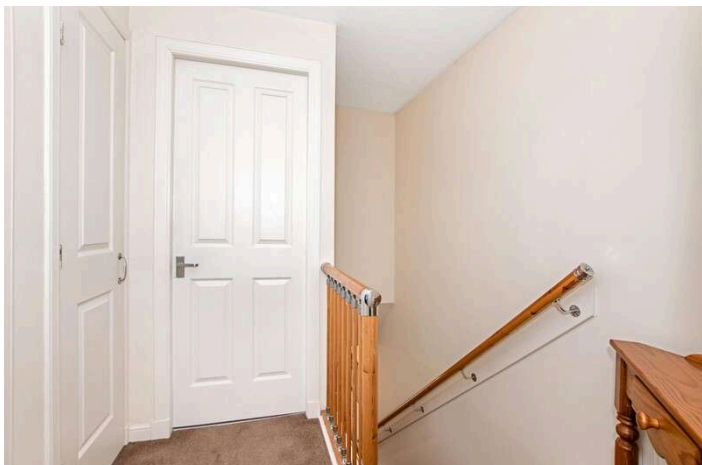
All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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