Malcolm Jack & Matheson

8 Myrtle Wynd, Dunfermline KY12 0NJ



OFFERS OVER £305,000

MODERN FOUR-BEDROOM END TERRACE TOWNHOUSE IN PRIME LOCATION. BEAUTIFULLY PRESENTED AND IN WALK-IN CONDITION, THIS PROPERTY FEATURES FRONT AND REAR GARDENS, A SPACIOUS DOUBLE DRIVEWAY AND DETACHED DOUBLE GARAGE

HALL
LOUNGE
KITCHEN DINER
DOWNSTAIRS WC
4 BEDROOMS. MASTER ENSUITE
SHOWER ROOM
FAMILY BATHROOM
FRONT & REAR GARDEN
DOUBLE DRIVEWAY
DETACHED DOUBLE GARAGE
GCH & DG
EPC C



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. There are many places of interest such as Carnegie's Birthplace Museum, the Abbey and the Abbot House, and Pittencrieff House Museum with its wonderful public park. Dunfermline is located approximately five miles north of the Bridges and is 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 the north and south of the Forth and Kincardine bridges. Dunfermline features a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both locally and nationally with park and ride facilities available at both Halbeath and Inverkeithing.

PROPERTY

8 Myrtle Wynd offers a spacious four-bedroom townhouse, presented in impeccable condition and situated within the exclusive development of executive homes at the desirable Queen Ann Gate Estate.

The property is conveniently located close to a range of local amenities, including supermarkets, schools and public transport links, with Dunfermline Town railway station approximately one mile away. It is also ideally positioned for easy access to the motorway network and wider commuter links.

Internally, the property is presented in true walk-in condition and offers modern, spacious accommodation comprising a lounge, kitchen diner, four bedrooms, including a master bedroom with en-suite shower room, family bathroom and convenient downstairs WC.

Further benefits include a security alarm system, ample storage, gas central heating, double glazing and underfloor heating throughout the ground floor.

Externally, the property boasts attractive gardens to both the front and rear. A double driveway provides off-street parking to the front, while the private, fully enclosed rear garden offers an excellent space for outdoor furniture, relaxing and entertaining.

ACCOMMODATION

HALL

Welcoming hallway with carpeted staircase. Under the stair storage cupboard. Radiator. Laminated flooring.

DOWNSTAIRS WC

Spacious and modern white two-piece suite comprising wash hand basin and WC. Radiator. Extractor Laminated flooring.







KITCHEN DINER 4.70M X 4.60M (15'5 X 15'1)
A fully fitted contemporary kitchen with integrated oven, a gas hob, cooker hood, sink and drainer. Free standing fridge/freezer, dishwasher and washing machine. Wall mounted flat screen TV. Door leading out to the rear garden. Window to the rear. Space for dining table and chairs. Vertical radiator. Laminated flooring.

BEDROOM 3.10M X 2.70M (10'2 X 8'10)
Double bedroom with window to the front. Radiator. Laminate flooring.

FIRST FLOOR LANDING
Spacious landing. Radiator. Carpet.

LOUNGE 4.70M X 4.70M (15'5 X 15'5)
Bright and spacious lounge with two windows to the front. Radiator. Laminated flooring.

BEDROOM 2.90M X 2.50M (9'6 X 8'2)
Double bedroom with window to the rear. Radiator. Carpet.

FAMILY BATHROOM
White three-piece suite comprising bath with electric shower, fitted vanity unit with integrated wash hand basin and WC. Opaque window to the rear. Radiator. Tile effect laminated flooring.

SECOND FLOOR

BEDROOM 4.00M X 2.70M (13'1 X 8'10)
Spacious double bedroom with window to the front. Built in double wardrobe. Radiator. Carpet.

ENSUITE SHOWER ROOM
Three-piece suite comprising walk-in shower with mixer shower, fitted vanity unit with integrated wash hand basin & WC. Radiator. Velux opaque window to the front. Tile effect laminated flooring.

BEDROOM 2.70M X 2.60M (8'10 X 8'6)
Bedroom with Velux window to the rear. Built in double wardrobe. Radiator. Carpet.

STOREROOM 1.95M X 1.75M (6'5 X 5'9)
Additional storage. Wall mounted combi boiler.

GARDENS AND GROUNDS
The property features a double driveway to the front, together with a spacious detached double garage. The front grounds are attractively landscaped and finished with stone chippings. The rear garden is generously proportioned, fully enclosed and enjoys excellent privacy. It incorporates a patio area, providing ample space for outdoor furniture and entertaining.

There is convenient access to the garage from the rear garden, along with a pathway leading to the front of the property, ideal for moving bins. A designated bin storage area is also conveniently located off the driveway.

EXTRAS
All fixtures and fittings are included in the sale, along with the integrated kitchen appliances. The freestanding dishwasher, washing machine and fridge/freezer will also be included, as will the wall-mounted TV in the kitchen.

VIEWING
By appointment only. To arrange a viewing contact Malcolm Jack & Matheson.

ENTRY
Entry by mutual arrangement.

OFFERS
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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








Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft
Double Garage = 31.4 sq m / 338 sq ft
Total = 142.9 sq m / 1538 sq ft



VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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