



46 Ronaldson Grove, Dunfermline, Fife, KY12 7RU

Beautifully Presented, Three-Bedroom, End-Terrace Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented, three-bedroom, end-terrace home with gardens, a driveway and an adjoining garage. Set in a quiet cul-de-sac, in an established residential area, east of Dunfermline centre, Fife. Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms and a family bathroom.

Highlights include a fitted kitchen, a stylish modern bathroom, updated contemporary internal doors, gas central heating and double glazing. In addition, there is good storage provision including wardrobes for each bedroom and a generous garage with power and lighting.

Externally, there is a low maintenance monoblock to the front offering off-street parking for two vehicles; whilst an enclosed rear garden features a lawn and a wood-decked patio.

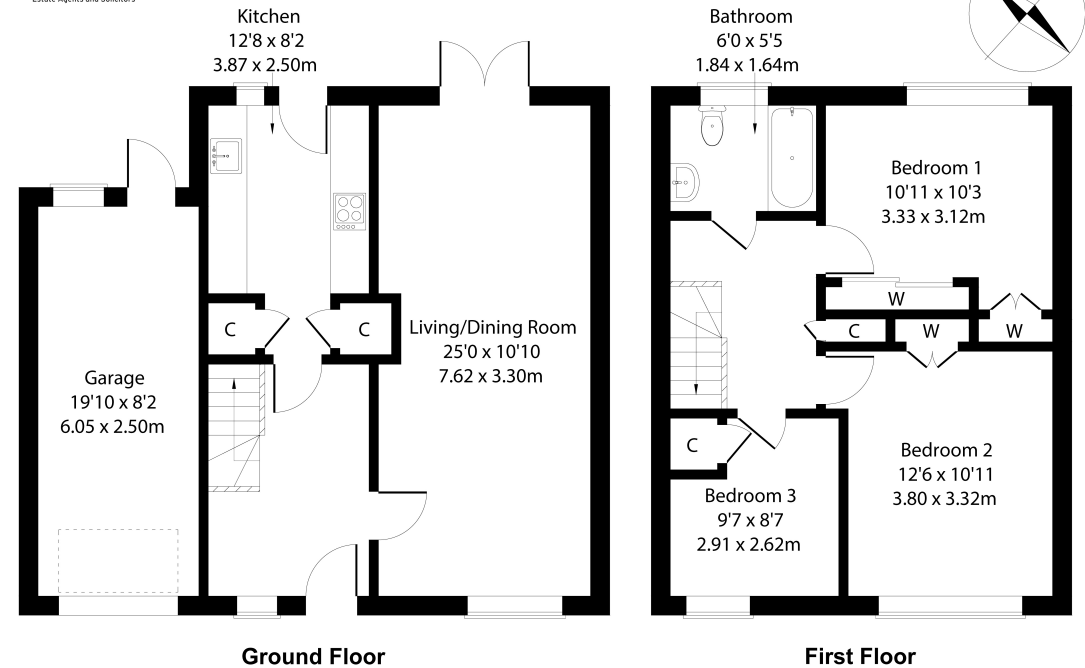
A welcoming entrance hall features modern wood-effect flooring and ample space for outerwear; and affords access to both public rooms and the carpeted stairway. A spacious and tastefully finished, dual-aspect living room can easily accommodate both lounge and dining furniture, and features French patio doors to the rear garden, carpeted flooring, and two ceiling light fittings.

Set to the rear, the kitchen features two built-in storage cupboards and a door to the rear garden; whilst fitted units and worktops include a sink with drainer, a tiled splashback surround and an integrated electric oven and ceramic hob.

On the first floor, two well-proportioned double bedrooms are set to opposite aspects, and include carpeted flooring and built-in wardrobes; whilst a flexible third bedroom is set to the front, with carpeted flooring and a built-in storage cupboard. Completing the accommodation, the family bathroom has a rear-facing window and is fitted with a modern suite including a ceiling-integrated rain-fall shower, tiled flooring and splash walls, and a slimline radiator with towel rails.

Planning permission has been granted for a single-storey extension and garage conversion, drawings available upon request.

mov⁸ REAL ESTATE **46 Ronaldson Grove, Dunfermline, KY12 7RU**
Estate Agents and Solicitors **Approximate Gross Internal Area: (1152 sq ft - 107 sq m.)**



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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