

30 West Baldrige Road, Dunfermline



Andersons

Law Location Life

30 | West Baldrige Road | Dunfermline

Well Appointed Extended Detached Villa , offering generous and flexible family accommodation, situated on an enviable plot with South West facing rear garden, with an open outlook.

The property is well presented throughout and is located in one of Dunfermline's most established estates west of the town with local amenities and schools all nearby.

The accommodation comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining/Family Room, Utility Room, WC Room, 3 Double Bedrooms (Master En Suite) and Family Bathroom.

The property further benefits from an attractive South West facing rear garden, summer house, integral garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is a door providing access to the sitting room and staircase to the upper level.

Sitting Room

The sitting room has a window to the front, double doors into the family room area and door to the open plan kitchen/dining/family room.

Open Plan Kitchen/Dining/Family Room

A large versatile room with storage units at base and wall levels, worktops, splash back tiling and large breakfast bar with seating for 6. There is a stainless steel 1 1/2 bowl sink and drainer, two windows to the rear, 3 Velux windows, French doors into the rear garden and door providing access to the utility room. Fitted appliances include double oven, gas hob and extractor fan. There are spaces for a dishwasher and fridge freezer. The dining area has ample space for dining furniture and is open plan to a family room area.

Utility Room

The utility room has storage units at base and wall levels, worktop, splash back tiling and spaces for a washing machine and tumble dryer. There is a door to the side into the garden and door providing access into the wc room.

WC Room

The wc room comprises; wc and pedestal wash hand basin.

Upper Level Landing

The landing provides access to 3 bedrooms, family bathroom, hatch to the attic space and has a Velux sun tunnel, allowing for extra light.

Master Bedroom

The master bedroom has fitted wardrobes with sliding mirrored doors, window to the rear and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; built in wc and wash hand basin with storage and shower cubicle. There is a window to the rear.

Bedroom 2

A double bedroom with window to the front and fitted wardrobes with sliding mirrored doors.

Bedroom 3

A third double bedroom with fitted wardrobes with sliding mirrored doors and window to the front.

Family Bathroom

The family bathroom comprises; built in wash hand basin and wc with storage, bath with 'Triton Enrich' shower over and shower attachment. There is a storage cupboard and window to the rear.

Heating

Gas Central Heating.

Gardens

The attractive South West facing rear garden has a raised deck, further decked patio area, chipped area, pond, lawn, flowers, shrubs, plants, a summer house and timber shed.

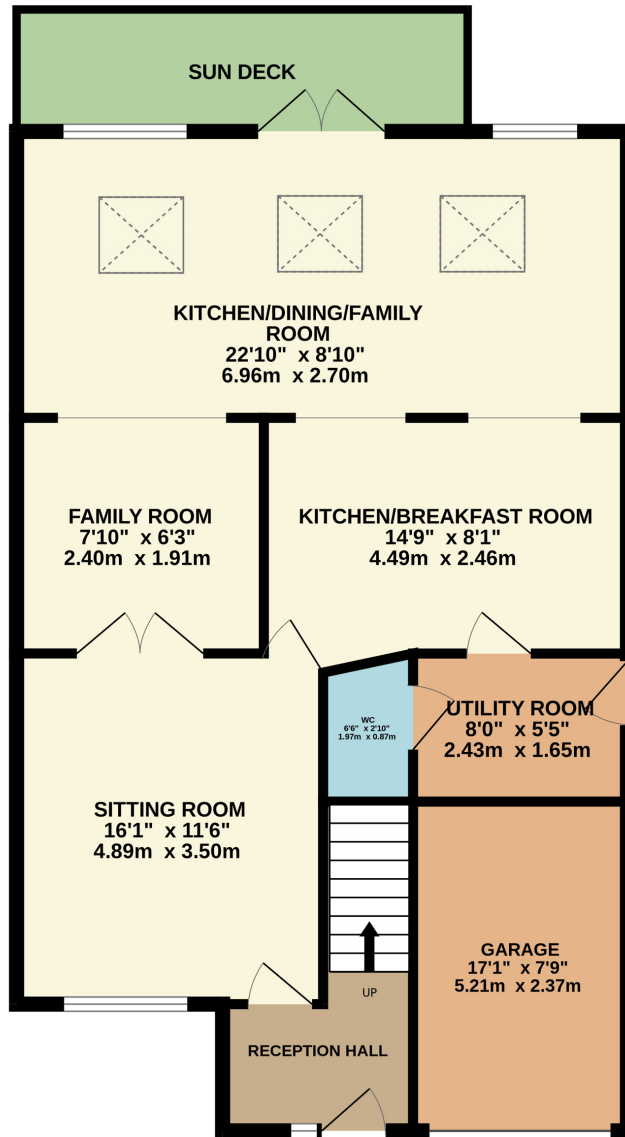
Garage

The integral garage has an up and over door to the front, power and light.

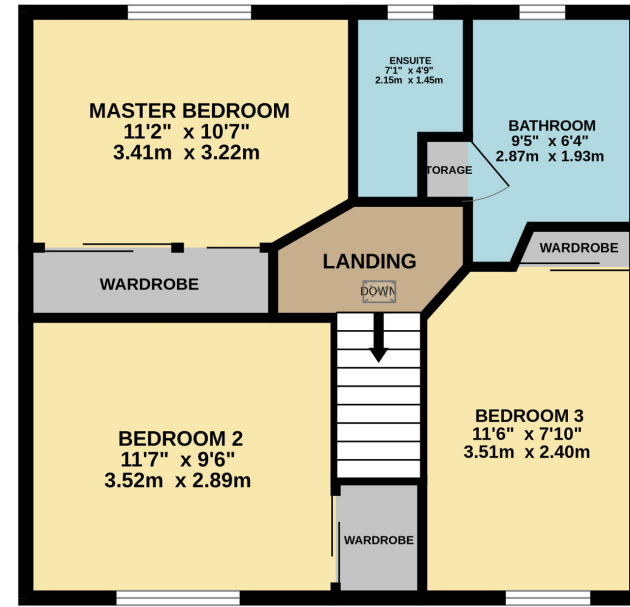
Driveway

There is a driveway that can accommodate two vehicles to the front.

GROUND FLOOR



1ST FLOOR

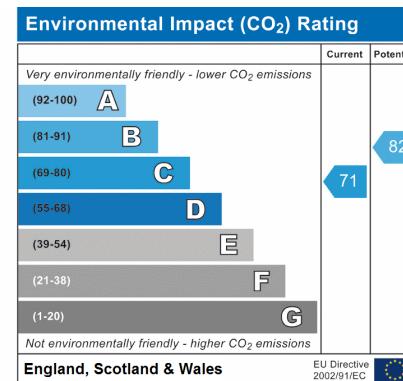
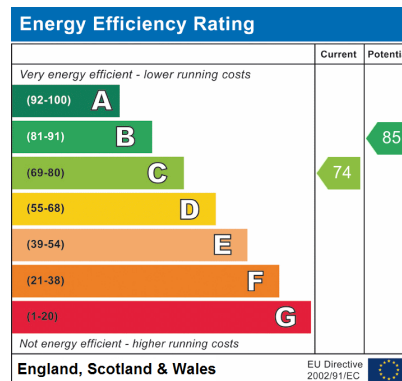
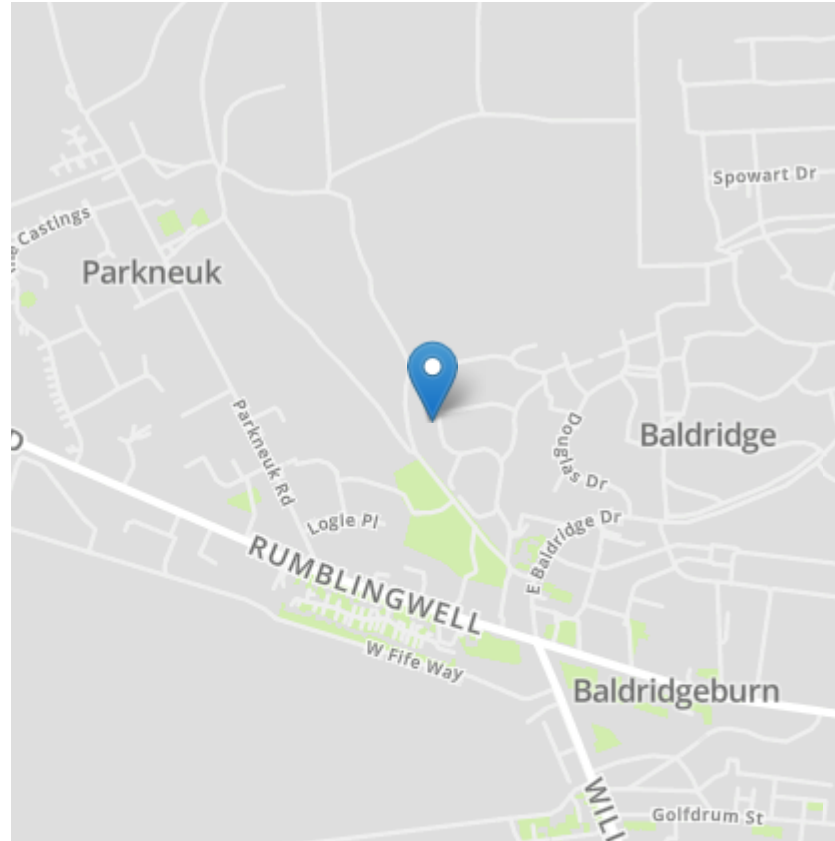






WEST BALDRIDGE ROAD, DUNFERMLINE - A BETTER PLACE TO LIVE

Dunfermline is a historic City with many facilities and attractions. The Kingsgate shopping centre and retail parks offer a selection of superstores, restaurants and bars with the nearby Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout. Dunfermline is located approximately five miles from the Queensferry Crossing Bridge and is therefore popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee. There are two train stations in the town, with a Town Centre Bus Station and a nearby Park & Ride.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

