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## 173 Rumblingwell, Dunfermline, Fife, KY12 9AR

Light & Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens

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# Property Description

Light and immaculately presented, three-bedroom, semi-detached home with gardens and residential parking. Set in a modern development, northwest of Dunfermline centre, Fife.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Ready-to-move-in, highlights include a modern fitted kitchen and bathroom suites, and continuous contemporary flooring for the ground floor. In addition, there is gas central heating, double glazing, multiple TV points and good storage provision.

Externally, the property benefits from low-maintenance landscaping to the front; whilst an enclosed rear garden features a lawn, patio and a storage shed. This modern residential development provides maintained communal grounds, with a shared green and ample residential parking to the rear.

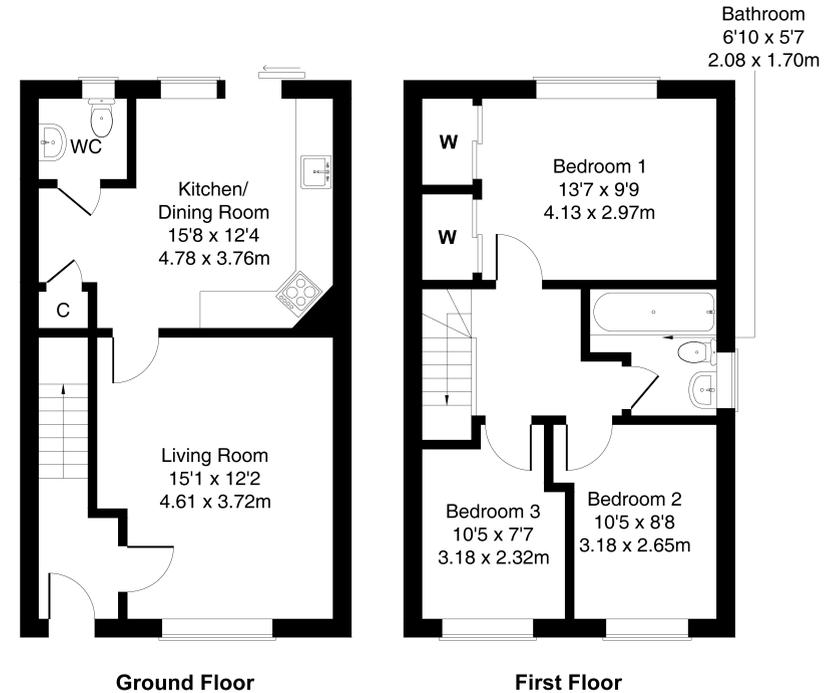
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall; and the front-facing living room, finished with tasteful decor and offering a spacious room for lounge furniture. Set off the living room, with patio doors accessing the southerly-facing garden, the kitchen offers space for dining and a built-in storage cupboard; whilst modern fitted units include wood effect worktops with matching upstands, a sink with drainer, an integrated oven and gas hob, and a freestanding washing machine and fridge/freezer. A convenient WC is set off the kitchen and is fitted with a modern two-piece suite.

On the upper floor, bedroom one is set to the front, with light decor, carpeted flooring, a superb storage with two large built-in wardrobes; whilst two further carpeted bedrooms are set to the front, similarly well-sized and finished, with light decor. Completing the accommodation, with a side aspect window, the bathroom is fitted with a modern three-piece.

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## 173 Rumblingwell, Dunfermline, KY12 9AR

Approximate Gross Internal Area: (872 sq ft - 81 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 of 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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### Head Office

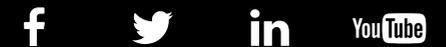
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