



Offers Over £303,000
7 Beech Place, Low Valleyfield, Dunfermline, Fife, KY12 8BT

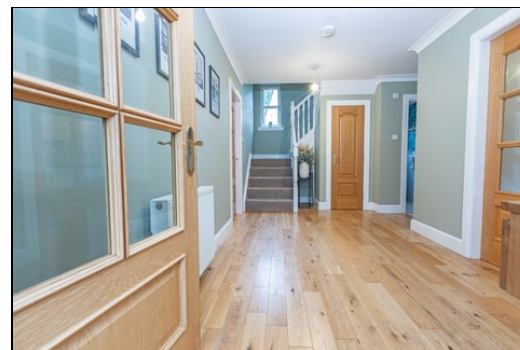
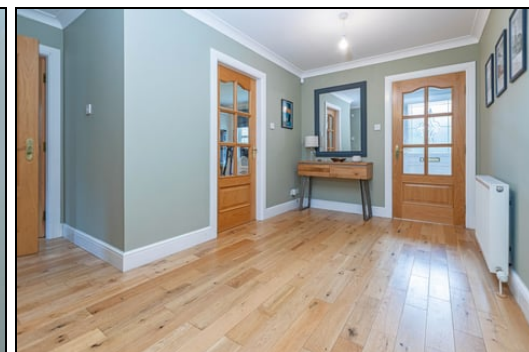
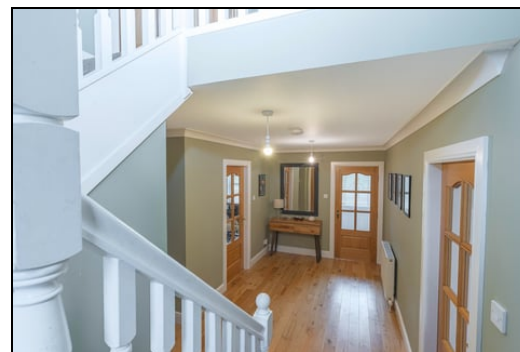
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Delmor are delighted to be marketing this beautifully presented rarely available executive detached villa which lies in the popular town of Low Valleyfield, Dunfermline, within easy reach of Dunfermline City offering a range of convenient amenities and the Forth Road Bridge giving access to Edinburgh and the motorway network. The property briefly comprises of - Entrance vestibule. Downstairs WC comprising of wash hand basin and WC. Spacious hallway with storage cupboard and stairs leading to the first floor. Bright open plan lounge/dining room with French doors leading to the rear gardens. Spacious dining kitchen with modern floor and wall mounted units incorporating 5 burner gas hob with overhead chimney extractor fan. Wall mounted electric double oven, integrated fridge/freezer and dishwasher. Ample space for table and chairs. Utility room with units to match the kitchen and is plumbed for a washing machine. Door to the rear gardens. The ground floor has all real wood flooring throughout. First floor has top hallway. Master bedroom is a double with fitted mirrored wardrobes. En suite comprising of double shower cubicle, wash hand basin and WC. There are three further double bedrooms one of which has fitted mirrored wardrobes. Family bathroom comprising of jacuzzi bath with overhead shower and screen. Wash hand basin and WC. The front gardens are mostly laid to lawn. The rear gardens are also mostly laid to lawn and has a slabbed patio area. Access to the garage. There is a driveway to the rear leading to the single garage. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer within this family home which is in move in condition.

Ground Floor

Entrance Vestibule

Hallway



Downstairs WC



2.1m x 1.4m (6' 11" x 4' 7")

Lounge/Dining Room



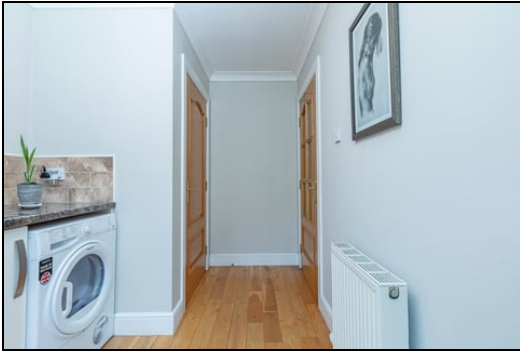
7.3m x 4.1m (23' 11" x 13' 5")

Dining Kitchen



3.5m x 4.2m (11' 6" x 13' 9")

Utility



3.1m x 2.1m (10' 2" x 6' 11")

First Floor

Top Hallway



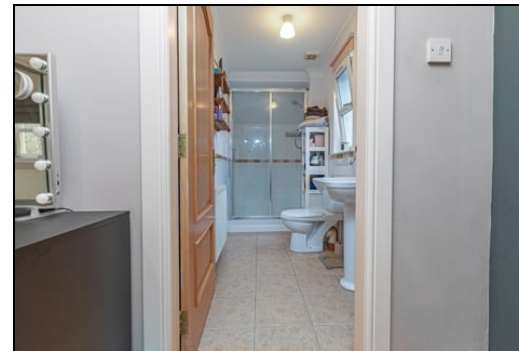
Master Bedroom



3.5m x 4.2m (11' 6" x 13' 9")



Ensuite



3.3m x 1.3m (10' 10" x 4' 3")

Bedroom



4.2m x 3.2m (13' 9" x 10' 6")



Bedroom



3.1m x 4.2m (10' 2" x 13' 9")

Bedroom



3.0m x 3.0m (9' 10" x 9' 10")

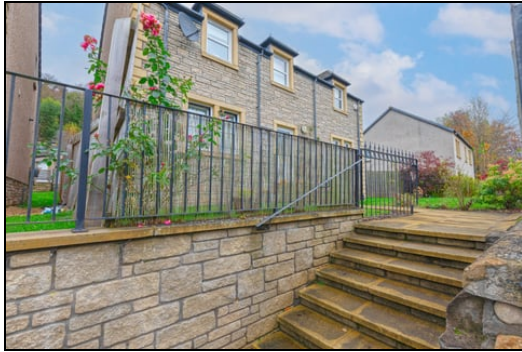


Bathroom



2.3m x 3.1m (7' 7" x 10' 2")

Gardens



Extras

All floor coverings. Gas hob, electric double oven and extractor fan. Integrated fridge/freezer and dishwasher.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.



MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply

they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

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