



58 Colliston Road, Dunfermline, Fife, KY12 0XW

Spacious, Southerly Facing, Three-Bedroom, Modern, Semi-Detached Home

Up to date price and viewing info at mov8realestate.com/property



**Estate Agents and Solicitors** 

## **Property Description**

Tastefully presented and spacious, southerly facing, three-bedroom, modern, semi-detached home, with gardens. Set 'off-street' in an end-of-cul-de-sac position, in a family-orientated, residential area of Dunfermline, Fife.

Comprises an entrance hall, living room, dining/kitchen, sunroom, a master bedroom, with an en-suite, two further, flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fitted kitchen, contemporary flooring, gas central heating and double glazing. In addition, there is good storage provision including a loft space and skyline views from the first floor.

Set on an elevated plot, there is a paved patio to the front, whilst a terraced garden to the rear includes a paved patio and a wood-decked terrace.

There is unrestricted, residential parking to the front, whilst superb transport links include the M90, Queen Margaret Station and nearby Park and Ride facilities.

A bright entrance vestibule, with a WC, opens into a welcoming entrance hall, with built-in storage. On the right, a tastefully presented living room, finished with modern, wood-effect flooring, enjoys plenty of natural light, from a large, front-facing window and leads, conveniently, into a kitchen. Providing ample space for a dining table and chairs, the kitchen is fitted with modern, wood-effect units and granite-effect worktops, whilst appliances include an integrated oven, a gas hob and an overhead extractor fan, with plumbing and space available for a fridge/freezer and a washing machine. The kitchen opens into a dual-aspect sunroom, providing further, versatile family living space.

Upstairs, a well-proportioned master bedroom enjoys built-in wardrobe storage and benefits from an en-suite shower room, whilst a second double bedroom is bright and spacious and a further bedroom offers a good-sized versatile space.

Completing the accommodation, a family bathroom, with storage, comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.



### 58 Colliston Road, Dunfermline, KY12 0XW

Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



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

**Ground Floor** 

# 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.

10'10 x 10'0

3.30 x 3.05m

First Floor

























## **Our Services**

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## **Contact Us**

0345 646 0208

sales@mov8realestate.com

www.mov8.com

#### **Head Office**

6 Redheughs Rigg, Edinburgh, EH12 9DQ

#### **Glasgow Office**

77 Renfrew Street, Glasgow, G2 3BZ



**Estate Agents and Solicitors** 









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.