



Offers Over £154,950
16 Gellatly Road, Dunfermline, Fife, KY11 4BH

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Welcome to 16 Gellatly Road, Dunfermline, an attractive Semi-Detached Villa Situated in a highly desirable residential area of Dunfermline, this well-proportioned home offers flexible accommodation over two levels.

The property welcomes you via a bright entrance hallway, leading to a generous living room on the left, ideal for relaxing and entertaining. To the right, there is a spacious dining room which offers excellent flexibility and could easily be utilised as a third bedroom if required. To the rear, the kitchen offers a practical and well-proportioned layout, complete with a range of floor and wall-mounted units, gas hob, oven, and overhead extractor fan. There is also space for a freestanding fridge freezer and the property is plumbed for a washing machine. The overall design ensures a natural flow between the living and dining spaces, making it perfectly suited to modern family living.

Upstairs, the property features two well-proportioned double bedrooms, both offering ample space for storage and furnishings. A centrally located family bathroom serves the upper level, along with additional storage cupboards off the landing, enhancing everyday practicality. The property further benefits from double glazing and gas central heating throughout.

Externally, the property benefits from generous outdoor space to both the front and rear. The front garden is mainly laid to lawn and is complemented by a large driveway. To the rear, there is a private enclosed garden featuring a decked seating area and additional lawn space. The elevated position also allows for pleasant open outlooks across the surrounding area.

Set within a popular and established neighbourhood, the property benefits from proximity to local amenities, schooling, and transport links, with Dunfermline town centre just a short distance away. The surrounding area is known for its community feel and convenience, making it a fantastic place to call home.

ground floor

Living room



4.11m x 4.70m (13' 6" x 15' 5")

Dining room/ Downstairs bedroom



2.71m x 2.75m (8' 11" x 9' 0")

Kitchen



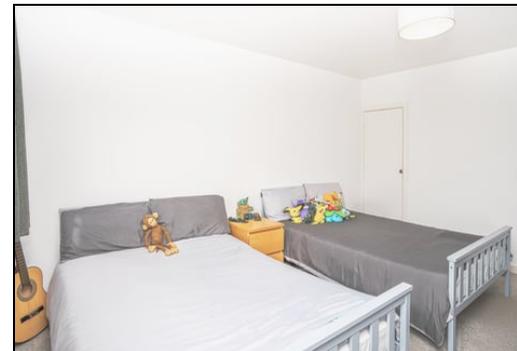
2.34m x 5.26m (7' 8" x 17' 3")

first floor

Top hallway



Bedroom left



3.42m x 4.12m (11' 3" x 13' 6")

Bedroom right



3.37m x 3.64m (11' 1" x 11' 11")

Bathroom



1.40m x 2.48m (4' 7" x 8' 2")



Gardens



Extras

All floor coverings, gas hob, oven and extractor fan.

SONIC TAPE

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



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.

FREE VALUATION

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MEASUREMENTS

All measurements are approximate.

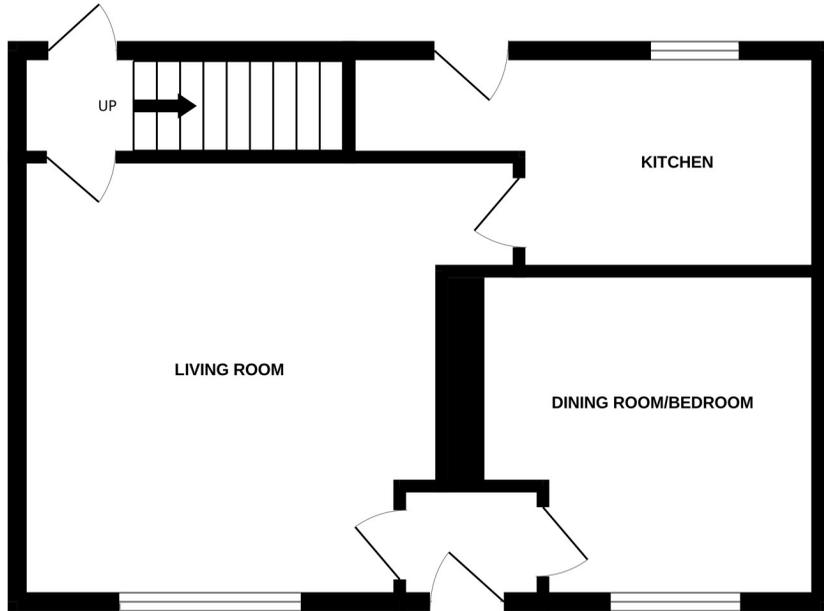
APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

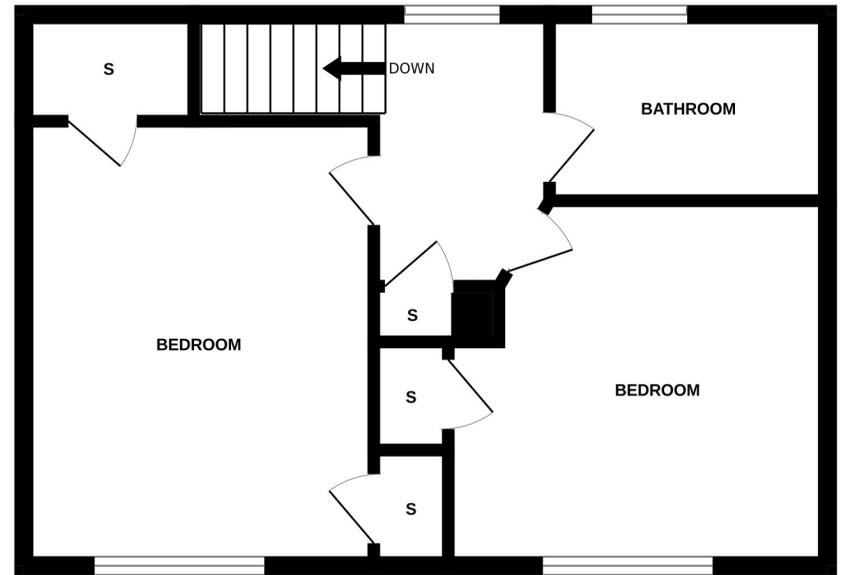
MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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