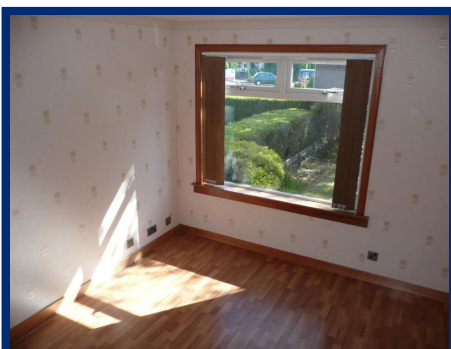


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- Quarter Villa In Pitcorthie
- Double Bedroom DG & GCH
- Lovely Lounge Fitted Kitchen
- Bright Bathroom/WC
- Private Enclosed Gardens
- Private Driveway
- Ideal FTB Or Buy To Let
- Internal Inspection Recommended

To make an appointment to view:

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Calls may be recorded and/or monitored for training and security purposes. 527/442/957, Draft: 1 AHHC 12/11/09

The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order

DESCRIPTION

Ideal first time buyer or buy to let purchase. Your Move are pleased to offer the opportunity to purchase this quarter villa in popular Pitcorthie area of Dunfermline. The accommodation is formed over two levels and comprises: fitted kitchen, lounge, double bedroom and white bathroom. The property benefits from double glazing and gas central heating. Externally the subject boasts private enclosed garden grounds with private driveway. Internal inspection is essential.

LOCATION

The Royal Burgh of Dunfermline represents the historical and ancient capital of Scotland. Dunfermline City offers schooling at nursery, primary, secondary and college levels. A wide selection of high street shopping is available within the modern pedestrian shopping precinct, with further local shopping dispersed throughout the city. Dunfermline also provides access to numerous restaurants, bars, churches, theatres, cinemas and sports facilities, along with a number of other leisure pursuits. Dunfermline is a popular commuter base, with its proximity to the M90 and Forth and Kincardine Bridges offering road access towards Edinburgh, Glasgow, throughout the Central Belt and beyond. Further travel links are provided via Dunfermline Town and Queen Margaret Railway Stations offering even more commuter opportunities.

DIRECTIONS

From the Sinclair Gardens roundabout proceed down St Margaret's Drive. At the next roundabout proceed straight on to Bothwell Street, directly onto St Leonard's Street and follow on to Hospital Hill. Take a left on to the B916, at the traffic lights, on to Aberdour Road and take a right on to Glen Nevis Drive. At the mini roundabout take a left and proceed along Evershed Drive for a short distance and immediately after Mulberry Drive, Evershed Court is situated (recessed off the main road).

KITCHEN

1.47m x 2.90m (4'10" x 9'6")

Enter via UPVC security door with decorative double glazed inlay directly into the kitchen area. Window to rear and side gardens. Laminate flooring. Fitted with wall and base mounted units in white with complimentary wipe clean worktop. Plumbed for automatic washing machine. Stainless steel sink with side drainer. Ceramic tile splash backs. Central ceiling light. Separate built in pantry cupboard. Radiator. Provides access to lounge.

LOUNGE

3.38m x 3.81m (11'1" x 12'6")

Decorated in popular neutral tones. Lovely reception room with picture window offering views over the rear garden. Laminate flooring. Central ceiling light. Coving. TV point. Telephone point. Provides access to the stairwell. Double Radiator.

STAIRS TO:-

Carpet. L-shaped. Wooden handrail. Window to side. Provides access to bedroom, bathroom and loft area.

BEDROOM

2.92m x 2.87m (9'7" x 9'5")

Double bedroom decorated in popular neutral tones. Window offering views of the rear garden. Carpet. Fitted robes offering shelved and hanging space. Ample space for free standing furniture. Radiator. Central ceiling light.

BATHROOM/WC

1.88m x 1.98m (6'2" x 6'6")

Bright room with three piece white suite comprising: WC, pedestal wash-hand basin and bath with overhead electric shower. Chrome accessories throughout. White ceramic tile splash back. Linoleum flooring. Window to side. Central ceiling light. Radiator.

EXTERNAL

The property benefits from a private garden area which is enclosed by timber fence and mature conifer hedgerow. Laid predominantly to lawn with border beds.

DRIVE

The property benefits from chipped driveway offering off-street parking for a number of vehicles.

CLAUSES:

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & 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 MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

SERVICES CONNECTED:

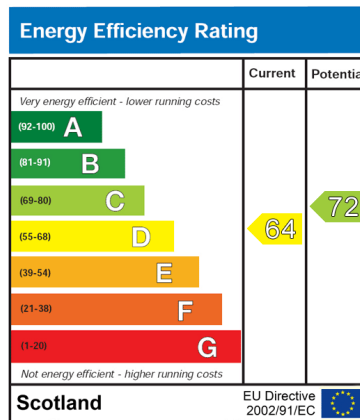
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

SONIC TAPE CLAUSE:

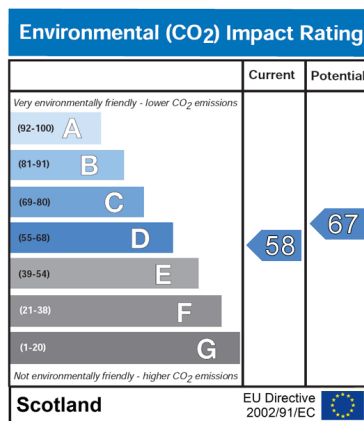
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

ALL MEASUREMENTS:

All Measurements are Approximate



The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



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OFFICE OPENING HOURS:

Mon - Fri 9:00 - 5:30 Sat 9:00 - 1:00 Sun - Closed

PROPERTY REFERENCE NUMBER:

527/442/957

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