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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**9 MacGregor Road,  
Dunfermline, KY11 8NU  
Offers Over £230,000**

Immaculately presented and well-proportioned detached villa ranged over 3 levels attractively located within sought after modern development.

Built by luxury builders David Wilson Homes around 4 years ago.

Entrance hall, Downstairs WC, Lounge with feature bay window, Large Dining Kitchen, 4 bedrooms (2 with en-suites & Wardrobes), Family Bathroom. Excellent storage throughout. Double glazing. Gas central heating. Detached garage. Private Driveway with space for 3 cars. Attractive south facing landscaped rear gardens. Fresh décor. Superb family home in 'move in' condition. Light bright rooms. Internal viewing highly recommended. EPC – C



## SITUATION

MacGregor Road forms part of the modern development which is still currently under construction, which lies approximately 3 miles on the eastern outskirts of Dunfermline. The subjects are convenient for Halbeath Leisure Park and are also particularly well positioned for ease of access to the local Tesco supermarket and small retail shops. There are regular local bus services to Dunfermline town centre which has the full range of shopping and leisure facilities associated with a medium sized town.

Quick access can be gained to the M90 motorway with direct links to Edinburgh, Perth and Dundee and also, via M8, to Glasgow. The Dunfermline Queen Margaret railway station is within easy reach and offers regular services to Edinburgh and all points on the Fife Circle.

## PROPERTY

The subjects comprise a most impressive and immaculately presented detached dwellinghouse, which is attractively ranged over 3 levels, was completed to the highest specification by luxury builders - David Wilson Homes in 2013. NHBC Registered. The attractive external appearance is complemented by modern internal presentation and the fixtures and fittings are of a good standard throughout. The property, which has been well maintained, has smart modern décor throughout. The property has gas central heating and quality double glazing. There are many attractive features including 2 en-suites, panelled doors, quality carpets and extensive use of cornicing. Another feature this property has to offer is the well-presented gardens to the front and rear.

What could be more desirable than a modern family home in a pleasant setting convenient for all amenities to be found in the main conurbations in West Fife and the Lothians. Viewing is earnestly recommended to enable prospective purchasers to appreciate the space and quality on offer.

## Ground floor

### Hall

WC/cloaks (0.83m x 1.77m) - (2'8" x 5'9") Mid  
Lounge (3.36m x 5.17m) - (11'0" x 16'11") Front  
Dining Kitchen (5.67m x 3.77m) - (18'7" x 12'4") Rear

## First Floor

### Landing With storage cupboard off

Bedroom 2 (4m x 3.42m) - (13'1" x 11'2") Front – With 2 double built in wardrobes  
En-suite (1.42m x 1.46m) - (4'7" x 4'9") Mid  
Bedroom 3 (3.42m x 3.77m) - (11'2" x 12'4") Rear  
Bedroom 4 (2.75m x 2.82m) - (9'0" x 9'3") Front  
Bathroom (1.88m x 2.13m) - (6'1" x 6'11") Rear

## Top floor

### Landing Currently used as a study area

Master Bedroom (3.21m x 6.69m) - (10'6" x 22'0") Front & rear – With two double built in wardrobes.  
En-suite (2.44m x 2.95m) - (8'0" x 9'8") Front

## GARDEN

There are neat areas of garden ground to the front and rear. The front garden comprises an area of lawn with borders for general planting. The larger landscaped rear garden is south facing and comprises of lawn and decked areas, well stocked feature beds with attractive plumb slate borders and borders for general planting. The garden is fully enclosed by fencing offers a child and pet safe environment. Outside water and power supply. Gate leading to driveway.

## GARAGE

There is a single detached garage with light, power and an up 'n over door. The roof space has been floored with access via a loft ladder. Access to the garage is via a tarmac driveway.

## HEATING

The subjects have the benefit of gas central heating.

## GLAZING

The property is double glazed.

## SERVICES

The subjects are served by mains electricity, gas and water. Drainage is to the public sewer.

## ENTRY

Entry will be by mutual arrangement.

## EXTRAS

All fitted carpets, window coverings, light fittings, and the fireplace in the lounge are included in the sale price.

Other items may be available by separate negotiation.

## VIEWING

Contact Ross & Connel on 01383 721156 or ESPC  
Saturday and Sunday 01383 605000

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

Requests should be made through Ross & Connel.



Contact Ross & Connel on  
01383 721156

**VIEWING**

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Saturday and Sunday 01383 605000

**OFFERS**

Notes of Interest and offers on this property should be  
submitted directly to Ross & Connel by calling 01383  
721156 or faxing 01383 721150.

**VALUATION**

If you would like a FREE, no obligation valuation and  
market appraisal on your property please contact Alan  
Dear at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF  
PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

Interested parties are advised to have their interest noted to  
Ross & Connel by their appointed solicitor in order that they  
may be advised of any closing date that may be set. These  
particulars are believed to be correct but their accuracy is  
not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,  
intrusions and fitted furniture. They have been chosen to  
indicate the general size and shape of each room only.  
Detailed measurements ought to be taken personally.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: [adear@ross.connel.co.uk](mailto:adear@ross.connel.co.uk)

