

15 Crinan Place, Dunfermline, Fife

Price: Offers Over £245,000

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Situation:

Dunfermline, the ancient capital of Scotland, lies to the south west of Fife and is currently enjoying investment and expansion due to the town's proximity to the Forth Road Bridge. The pedestrianised high street provides a modern shopping area and there are various retail parks incorporating a full range of restaurants, social and leisure facilities and all the amenities you would expect from a large town.

Crinan Place is a quiet cul-de-sac that forms part of a sought after development of executive properties. Dunfermline town centre is within 2 miles of the property and there is a retail park with restaurants, cinema, bowling alley, bingo and garden centre within 5 minutes walk and 2 large supermarkets within 5 minutes drive. For schooling there are various options nearby also - with 2 new primary schools just having been built in the

area, state secondary schooling within walking distance or a choice of private schooling in neighbouring Edinburgh, Kirkcaldy or Dollar.

The M90 motorway is less than 1 mile away and with excellent road and rail connections (15 minute walk to Queen Margaret Station or 5 minute drive to Inverkeithing Station), this property makes an ideal base for commuting. Edinburgh airport is only 20 minutes drive.

Property:

The subjects comprise a superb detached townhouse built in 2004 by George Wimpey. Completed to a high specification under NHBC supervision, the property has been upgraded with many extras including conservatory, Amtico flooring, spa bath with light to name but a few. The property has also been fully wired to allow for internet access and networking from all rooms - ideal for home workers or families.

Set on a prime corner spot within this sought after development the property has generous outside space.

Excellent road and rail links to Edinburgh will undoubtedly make this property a target for purchasers from the Lothians seeking real value within easy reach of the Capital city. Quality abounds in the home with the standard of finish together with the presentation making it a must to be seen to fully appreciate. The accommodation whilst spacious and full of style, remains practical, comfortable offering modern living in a desirable and convenient location.

Full Property Details :

Entrance Hall :

Access to this property is through a panelled door with decorative leaded insets and matching side screen. The door is protected by an open storm porch with outside light. Stairs with moulded balustrade and turned spindles lead to the upper levels. Panelled doors lead to WC, lounge and kitchen area. There is an under stairs storage cupboard and flooring is Amtico.

WC/Cloakroom:

Well presented with 2 piece white suite of wash hand basin and dual flush wc. Tiled splash back and amtico flooring make for easy cleaning. Radiator. Greenwood Airvac extractor fan.

Lounge (3.51m x 5.12m) Front :

Bright, well proportioned room with window to front. Cornicing. Modern feature stone fire surround with granite hearth and 'real flame' gas fire. Radiator. Television point, Sky Plus, Telephone point. Speaker points (for 5:1 surround sound) LAN point.

Dining Room (3.51m x 3.17m) Rear :

Located to the rear of the property with window to garden. Offers potential for a variety of purposes. Cornicing. Radiator. Speakers in ceiling with control panel on wall, TV, FM, Telephone and LAN Points.

Utility Room (2.12m x 1.69m) Rear :

Well fitted with units, worktop and tiling to match kitchen. Plumbed for washing machine and separate drier. Door giving access to garden. Radiator. Greenwood Expelair extractor fan.

Breakfasting Kitchen (4.86m x 3.84m) Rear :

Lovely, well proportioned breakfasting kitchen with an array of modern units to base and wall and modern worktop with inset one and a half bowl sink. Also incorporated into the kitchen is a Siemens stainless steel double oven, Siemens 5 ring hob and hood, Siemens integral dishwasher and Siemens integral fridge/freezer (which are included in the sale). Amtico flooring. Attractive wall tiling. Ample space for table and chairs. French doors lead into conservatory. Inset speakers in ceiling with adjustable volume control on wall. TV, FM, Telephone and LAN Points.

Conservatory :

Good sized, bright conservatory with double french doors to garden. Opens into kitchen providing a great family or entertaining space.

First level landing :

Having moulded balustrade and turned spindles. Stairs to upper level. Panelled doors to family room, master bedroom, family bathroom and bedroom 2. Radiator. Window to front.

Family Room / Bedroom 5 (3.51m x 3.17m) Front :

Lovely, bright room with French doors on to balcony. This room is also suitable for use as bedroom 5. Television point. Sky plus, Speaker points (for 5:1 surround sound). Telephone and LAN points. 2 radiators.

Master Bedroom (4.82m x 3.53m) Front:

Beautifully proportioned bright master bedroom with window to front. Archway leads to dressing area with his and her built in wardrobes with modern sliding doors. Panelled door to ensuite. Cornicing. TV, FM, telephone and LAN points. Speakers inset into ceiling with adjustable control on wall. Radiator. Downlights in dressing area.

Ensuite shower room:

Attractive shower room with fitted white suite incorporating wash hand basin, dual flush wc and double shower compartment with Porcelanosa thermostatic shower. Porcelanosa ceramic tiling to floor and wall within shower cubicle and splash back. Greenwood airvac extractor. Radiator. Shaver point. Downlights.

Bedroom 2 (3.16m x 2.87m) Rear :

Well presented double bedroom with built in double wardrobe with panelled doors. Window to rear. Radiator. TV, FM, telephone and LAN points.

Family Bathroom (2.74m x 2.46m) Rear :

Luxurious, well proportioned family bathroom fitted with white Porcelanosa suite incorporating contemporary 'winged' hand basin with glass shelving below, dual flush wc, Porcelanosa jacuzzi spa bath with light, shower cubicle with Porcelanosa thermostatic shower. Fully tiled walls and floor. Large mirror by bath. Radiator. Window to rear. Shaver point. Speakers inset into ceiling with adjustable volume control on wall.

Second floor landing :

Panelled doors leading to 2 double bedrooms and shower room.

Bedroom 3 (5.55m x 2.90m) Front and Rear :

With window to front and velux rooflight to rear this is a bright and spacious room. Radiator. TV, FM, telephone and LAN points. Can be easily converted into Home office.

Shower room :

Bright and modern room with white Porcelanosa suite comprising dual flush wc, wash hand basin and shower cubicle with Porcelanosa thermostatic shower. Shaver point. Velux window to rear. Radiator.

Bedroom 4 (7.34m x 4.55m) Front and Rear :

This superbly proportioned bright room enjoys a twin aspect. Currently used as a home office, this room would equally make a great teenager's room. Velux rooflight with black out blind to rear, window to front. 2 Radiators, TV, FM, Telephone and LAN points.

Gardens :

The property has attractive areas of landscaped garden to the front, side and rear. The front and side garden is open and is laid to lawn with specimen shrubs and a border for general planting. To the rear is a fully enclosed garden - ideal for children or pets, laid mainly to lawn. There is a area of decking around the conservatory. Outside water supply. Electric Socket. Coachlight.

Garage :

There is a single garage with up 'n over door, light and power and accessed via a tarmac driveway with ample parking for up to 6 cars.

Heating:

The subjects enjoy the benefit of gas central heating based on the wall mounted Potterton Suprima boiler located in the garage.

Double Glazing:

The subjects are comprehensively double glazed.

Extras :

All fitted carpets together with integrated kitchen appliances (dishwasher, fridge/freezer, 5 ring hob and hood, double oven) are included in the sale price.

Entry :

Entry will be by mutual arrangement.

Viewing :

Contact the owners (Paul & Tara Scott) directly on: 07802 439 965 or by email to: crinanplace@holidaylets-scotland.co.uk

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form any part of the contract.



