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2 Vrackie Place
Dunfermline
KY11 8JD

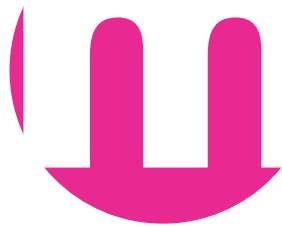
maloco + associates are delighted to present to the market this stunning detached family villa built by Bellway Homes (Port Tree). The property is presented to the market in excellent decorative order and is in move in condition. There is a substantial monobloc driveway and path leading to the property itself, and internally there is a reception hall leading to all apartments on the ground floor level. The lounge is located to the front of the property with a front facing bay window and French doors leading to the dining room to rear. From here access can be gained directly to the kitchen, which is fully equipped with a full range of stylish floor and wall mounted units, complete with work surfaces and splash back tiling.

OFFERS OVER £225,000

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associates

a winning team

solicitors + estate agents



GENERAL DESCRIPTION CONTINUED

Also in the kitchen there is separate breakfasting area with door leading to rear garden. There is a handy utility room with a side door and also a downstairs WC, with further public room which can also be used as a family room/study. To the upper level there are four good sized bedrooms, with the master benefiting from an en-suite, and bedrooms two and four benefit from a Jack and Jill en-suite shower room. The family bathroom completes the accommodation on offer, comprising WC, wash-hand basin and bath and again, there is stylish splash-back tiling.

The property further benefits from a gas fired central heating system and double glazing, and there are well presented gardens to the front and rear which are mainly laid to lawn to the front and the rear, which is mostly covered with gravel section and raised decking. The property also benefits from a garage with up and over door. In summary, this is a stunning family home and early viewing is highly recommended to fully appreciate the accommodation within.





ACCOMMODATION

LOUNGE	17'6" X 10'0"
DINING ROOM	20'11" X 10'6"
KITCHEN	13'5" X 10'9"
MASTER BEDROOM	11'2" X 13'7"
BEDROOM TWO	10'1" X 9'4"
BEDROOM THREE	7'11" X 10'0"
BEDROOM FOUR	13'11" X 7'11"

EXTRAS TO BE INCLUDED IN THE SALE PRICE

All carpets, floor coverings, light fittings, curtain and blinds.

VENDORS

Mr and Mrs Currie

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm
Saturday 9.30am - 12.30pm

LOCATION

Vrackie Place is situated within the popular expansion which is an ideal commuter base for those travelling north and south of the Forth Road Bridge by road or rail. Within Dunfermline itself there is a wide selection of shopping for everyday requirements and the Kingsgate covered shopping centre and pedestrianised precincts. There is also a good selection of supermarkets and superstores throughout Dunfermline. Schooling of good repute can be found for both primary and secondary education.

TRAVEL DIRECTIONS

Travelling from Dunfermline Town Centre proceed in a southerly direction towards Hospital Hill. Turn left at the second set of traffic lights into Aberdour Road and continue through the first two roundabouts. Turn left at the third roundabout and left again at the next roundabout, and continue along turning right into Vrackie Place, where number 2 is indicated for our 'For Sale' board.

OFFERS

Offers should be submitted in writing to:-

maloco + associates Solicitors & Estate Agents

6/8 Bonnar Street
DUNFERMLINE
KY12 7JR

Telephone (01383) 629720
FAX (01383) 621333
LP 32, Dunfermline



Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.



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