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M o r g a n s
*Solicitors, Estate Agents &
Independent Financial Advisers*



7 Sligo Street, Oakley, KY12 9RT



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Fixed Price £70,000

An opportunity to acquire this spacious mid terraced family villa situated in village location. The property offers accommodation over two levels briefly comprising entrance vestibule, lounge, breakfasting kitchen and double bedroom all on the ground floor. A carpeted staircase leads to the upper landing leading to two further double bedrooms and bathroom. The property benefits from gas central heating and double glazing. Externally there are attractive gardens and off street parking. Early viewing is recommended. EPC RATING E.

LOCATION

The property is located in Oakley, which is a small village community located only five miles west of Dunfermline past the villages of Carnock and Gowkhal. There is an abundance of amenities within the village including a health centre, chemist, post office, and variety of shops for everyday necessities, two primary schools and nursery. All these facilities are within walking distance and a regular and reliable bus service, which passes, provides quick and easy access into Dunfermline City Centre where a more extensive range of shopping, leisure and recreational facilities can be found.

DESCRIPTION

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recommended.

ENTRANCE

Entry to the property is gained via a secure UPVC door leading into carpeted vestibule with inner door leading to carpeted hallway. Radiator. Cloaks cupboard. Staircase to upper landing.

LOUNGE 5.18m x 3.51m

A spacious front facing lounge which is well presented and has gas fire in situ. Carpeted. Inter connecting door to kitchen.

BREAKFASTING KITCHEN 3.35m x 2.03m

The kitchen is rear facing and fitted with ample base and wall units with complementary worktops and partial splashback tiling. Contrasting vinyl flooring throughout. Integrated appliances include stainless steel sink with mixer tap plumbed for automatic washing machine and drier. Space for fridge freezer. Ample room for breakfasting table and chairs. Door to rear vestibule.

REAR VESTIBULE

The rear vestibule has three storage facilities and secure door to rear garden.

BEDROOM 3 3.45m x 3.00m

This front facing double bedroom is located on the ground floor

and could be utilised as a dining room if required. Original tiled fireplace and hearth. Recessed cupboard. Carpeted. Radiator.

UPPER LANDING

A carpeted staircase with handrail leads to the upper landing with window. Access to attic. Storage cupboard.

BEDROOM 1 4.32m x 3.30m

A good sized double bedroom which is front facing. Original fireplace, hearth and grate. Storage cupboard. Carpeted. Radiator.



BEDROOM 2 3.58m x 3.15m

The second double bedroom is rear facing with original feature fireplace. Two storage cupboards providing ideal hanging and shelving space. Carpeted. Radiator.



BATHROOM 2.01m x 1.85m

A three piece white bathroom suite with tiling to splash areas. Vinyl flooring.

GARDENS AND GROUNDS

One of the main features of this property are the mature and well established gardens to the front and rear. The front gardens are mainly laid to lawn with paved pathway and driveway giving access for two vehicles. The rear gardens are bounded by fencing providing a child and pet safe environment. Large lawn section with mature shrubs, plants and chipped area for easy

maintenance. Drying poles. Ideal in the summer months for garden furniture/alfresco dining.



EXTRAS INC IN SALE PRICE

All floor coverings, blinds, bathroom fittings and light fittings. Other items available by separate negotiation.

VIEWING

By appointment with Morgans telephone 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west to the village of Oakley. On entering the village take the first left into Sir George Bruce Road

passing the primary school on the righthand side. At the mini roundabout turn left, then second left into Sligo Street where the property is situated on the lefthand side, in the cul-de-sac, as signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

