

9 WHITEMYRE COURT, DUNFERMLINE KY12 9PF

HARPER & STONE
ESTATE & LETTING AGENTS





9 WHITEMYRE COURT

DUNFERMLINE, KY12 9PF

PROPERTY FEATURES

- 3 bedroom detached house
- Bright and spacious lounge/dining room
- Master bedroom with en-suite
- Fitted wardrobes in all bedrooms
- South facing back garden
- Garage and off-road parking for two cars
- Utility room
- New windows and doors recently installed
- Electric vehicle charge point

Harper & Stone are delighted to bring to the open market 9 Whitemyre Court, situated in the sought-after town of Dunfermline. This spacious 3-bedroom family home boasts lots of outdoor space including a sunny south facing back garden.

The accommodation is comprised of:

Ground Floor: Vestibule, WC, Entrance Hall, Lounge/dining room, Kitchen and Utility Room.

First Floor: Landing, Bathroom, Master Bedroom with En-suite and two further Bedrooms.

Entrance to the property is through an entrance vestibule which provides access to the downstairs WC, then through to the hallway. First on the left is the bright and welcoming lounge/dining room, which provides a generous living space. Patio doors in the dining area lead out onto a stone patio and the lovely south facing back garden.

Returning to the hallway, directly ahead, there is a generous under stair cupboard. At the end of the hallway, you enter the kitchen which features a good range of wall and floor cabinets in a modern wood finish and dark grey counter tops. The kitchen houses an integrated gas hob/electric oven, large fridge/freezer and dishwasher. The stainless-steel sink features a pull-out spray tap. This large kitchen also has a breakfast bar with room to seat three people. Laminate wood flooring continues through into the utility room next door.

The utility room is bright and modern with white gloss finish cabinets, a stainless-steel sink and one appliance space. You will also find a large cupboard housing the boiler and plenty of handy storage space. The back door provides access to the garden.

At the top of the stairs, you will find the family bathroom with a white 3-piece-suite consisting of bath, over bath electric shower, pedestal sink and WC. There is also a large heated towel rail.

Next along the landing sits the master bedroom. This room looks out to the rear of the property and features large fitted wardrobes and en-suite bathroom with shower. This room is generous in size and would easily fit a king-sized bed.

At the end of the landing is bedroom two, which is a double room with fitted wardrobes along the length of one wall.

Bedroom 3 is a single room to the front of the property and also features built in wardrobe space.



9 WHITEMYRE COURT

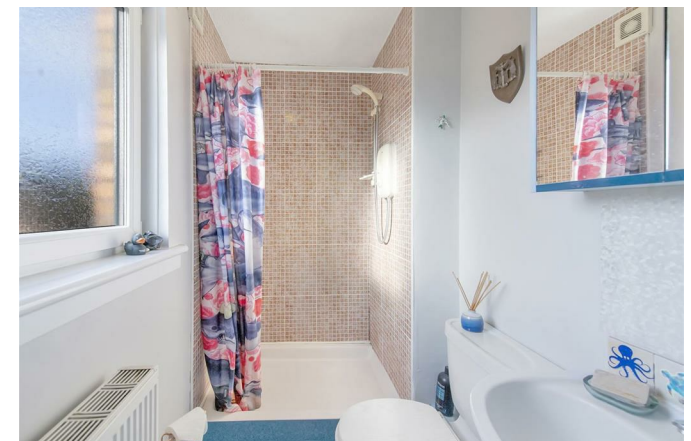
Externally, the front of the property has a decent sized garden space which wraps around the side of the house providing room enough for a large shed. The back garden provides a tranquil space with both a lawn area and paved patio area. A wooden pergola extends over the patio doors. A gate leads to the driveway and single garage which has lights and power. You will also find one off road parking space along the boundary fence of the property. There is also an electric charge point which was installed only recently and is still under warranty. It should be noted that the solar panels situated on the pergola at the rear of the garden are not included.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. Viewings are strictly by appointment only via Harper & Stone.

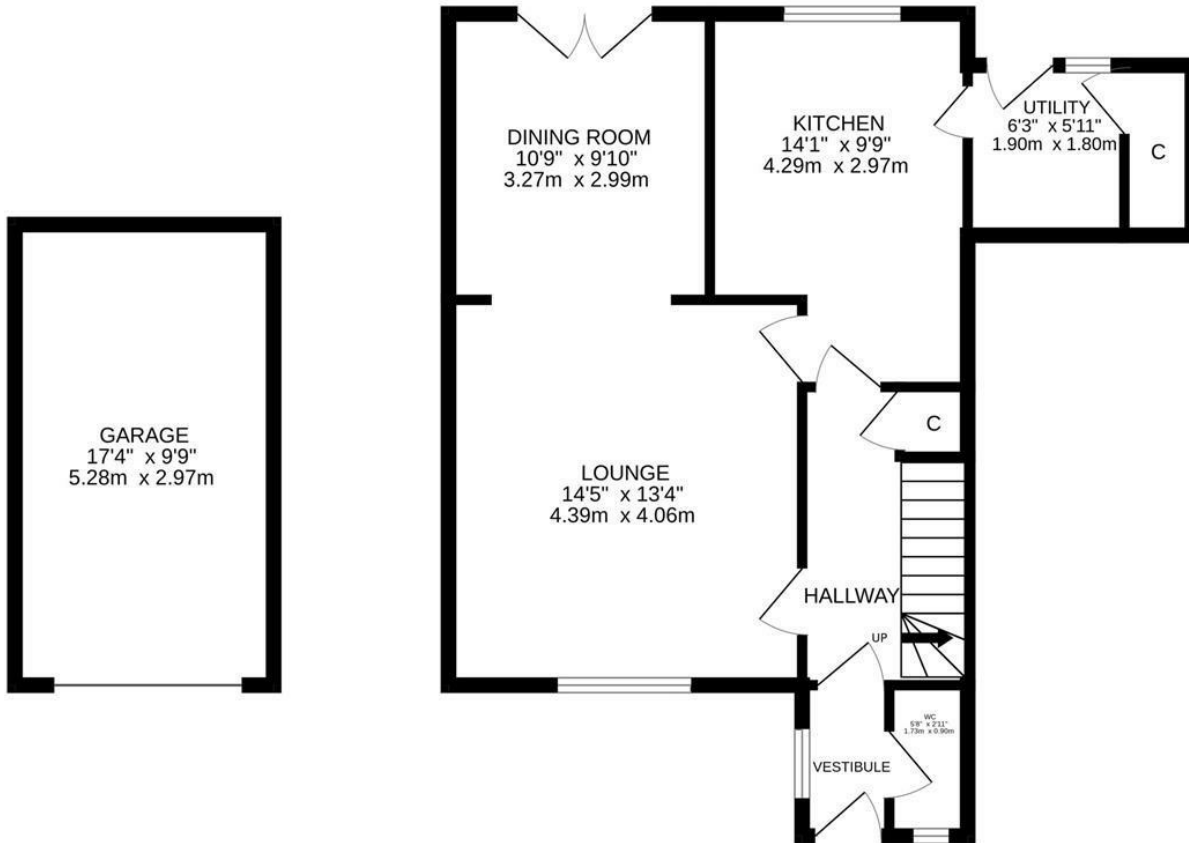
Council Tax Band E
EER Band C
Water: Mains
Sewage: Mains
Heating: Gas Central Heating

Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

