



34 St Johns Drive, Dunfermline, Fife, KY12 7TL

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Dunfermline Town Centre/Bus Station/Train Station 0.9 miles, Kirkcaldy 14 miles, Edinburgh 18 miles, Glasgow 39 miles

Excellent opportunity to purchase a comfortable and attractive detached 3 Bedroom Villa with a large garden to the rear and a small garden/parking to the front. Plans have been drawn up to convert the garage into a fourth bedroom with en-suite. The current owners renovated the home about ten years ago installing oak flooring throughout. They installed a new kitchen, bathroom, double glazed windows, patio doors, central heating and loft insulation.

Accommodation:

Ground Floor

- Entrance Porch
- Entrance Hall
- WC
- Living Room with large windows to the south garden
- Kitchen/Dining Room with patio doors and windows to the rear garden
- Garage Hallway and Garage
- Staircase

First Floor

- Landing
- 3 Bedrooms
- Bathroom
- Storage Room

Outside

- New outside Shed 3.80m x 2.65m
- Greenhouse
- Trampoline
- Terraced rear garden with two decked sitting out areas
- Option - Jacuzzi



Offers over – £ 270,000
Home Report – £ 275,000
EPC - C



mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

ACCOMMODATION

GROUND FLOOR

Entrance Porch (S,E,W) 1.5m x 2.35m

Full glass height to south, east and west. Boot/shoe storage unit. Tiled floor.

Entrance Hall (S) 1.12m x 2.50m

Partly glazed doors to WC and lounge, storm door with stain glass thistle motif.

WC (E) 1.48m x 1.51m

Tiled floor, WC, wash hand basin, heated towel rail.

Lounge (s) 4.66m x 4.41m

Door to kitchen and staircase, 7 ceiling spot lights and large picture window to the south front garden, (The hedge affords privacy).TV point.

Kitchen/Dining Room (E,N,N) 6.02m x 2.87m, 2.00m x 0.90m, 2.04mx1.47m

Large walk in wall cupboard, Picture window and French doors to decking and rear garden. Fitted dishwasher, hob, sink with single drainer, John Lewis double oven, built in microwave, whirlpool coffee maker, plumbing for washing machine/drier, Valliant boiler (7 years old). Partly glazed door to garage hall.

Garage/Hallway 4.32m x 1.48m

Mono pitched clear corrugated ceiling. Concrete floor.

Garage Possible Bedroom 4/With En-Suite (S&N) 5.17m x 2.78m

Concrete floor. Up and over manual door. Scope to convert into bedroom 4 (see plans)

Staircase off Lounge 4.69m x 2.29m

Bannister & Handrail.

FIRST FLOOR

Landing 2.28m x 2.47m

Hatch to attic 8.20m x 2.9m (insulated) great storage area, 3 ceiling lights.

Bedroom 1 (N) 5.10m x 2.81m

6 Ceiling lights, triple window with lovely views to the rear garden.

Bedroom 2 (S) 3.44m x 2.72m

Double windows with lovely views to south. Fitted blinds.

Bedroom 3 (S) 3.00m x 2.77m

Double windows with lovely views to the south. Fitted blinds.

Storage Room 1.9m x 1.75m

Bathroom (S) 2.31m x 1.64m

Bath with shower and shower with screen and hand shower, bath, WC, wash hand basin. Tiled floor and walls. Underfloor heating.

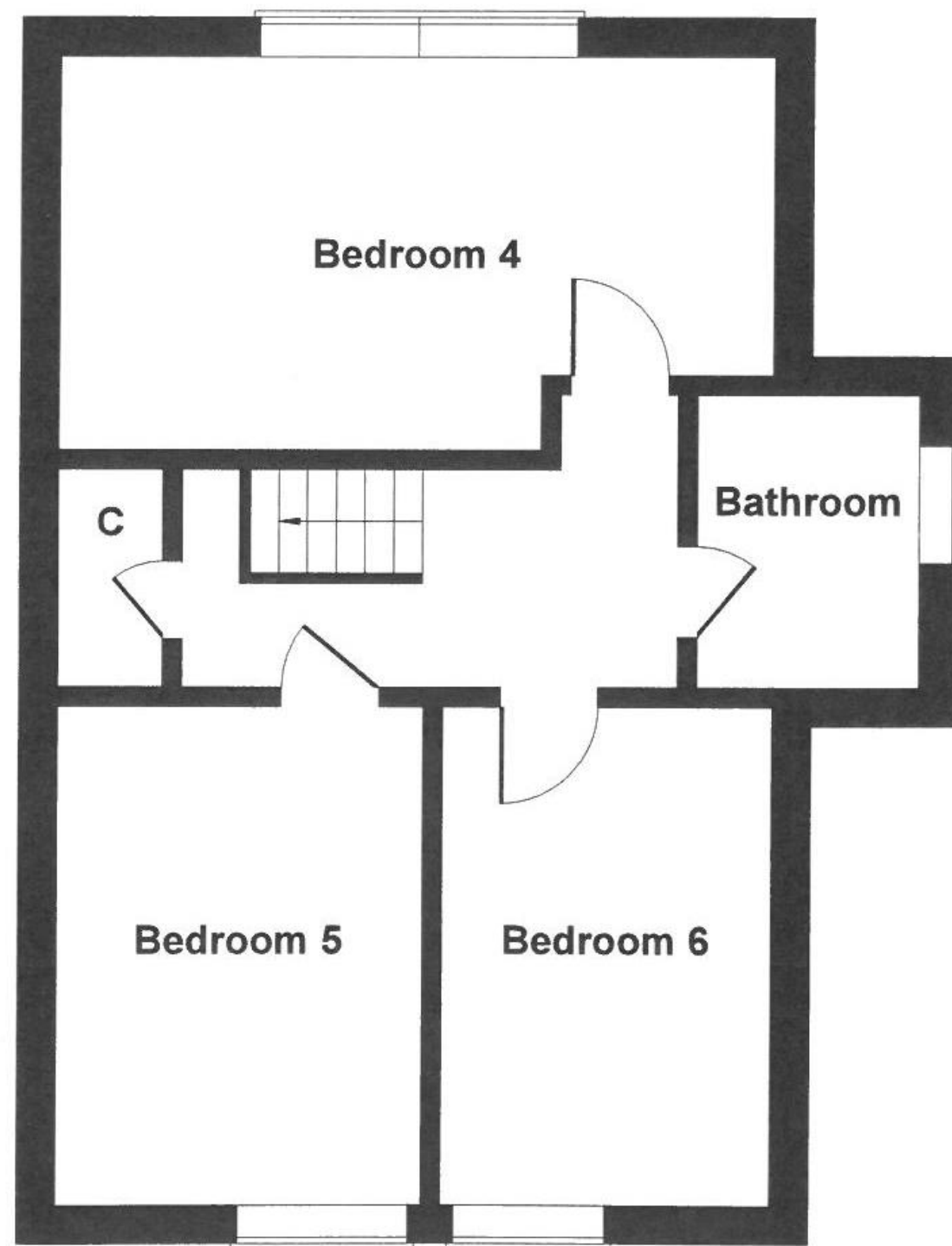
Double Glazing

All of the rooms have ten year old double glazing apart from the living room and kitchen.

Garden (40m x 12m)

There is a small hedged lawn to the front (12m x 8m) of the house with a runway and a parking space. There is a large terraced garden which is not over looked from rear/north (23m x 12m) with two sitting out decking areas 6 x 3m and 7 x 4m. There is a 3 year old green shed (3.80m x 2.65m) with a greenhouse (3.5m x 2m). Both with concrete floors. There is a large trampoline which is also included in the price (if it is wanted). There are lots of fruit trees and bushes; cherry, plumb, apples, blackcurrants and whitecurrants. The garden is well stocked with clematis, budlia, other plants and creepers.





FIRST FLOOR

2023



Entrance Porch



Entrance Hall



WC



Living Room



Living Room



Kitchen



Staircase



Kitchen/Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear view of garden with trampoline



Street View from front of property



Rear view of garden with greenhouse



Side view of garden with trampoline



Dunfermline Abbey



Street View from front of property



Street view from front of property



Rear view of garden with trampoline

legend :

existing wall:

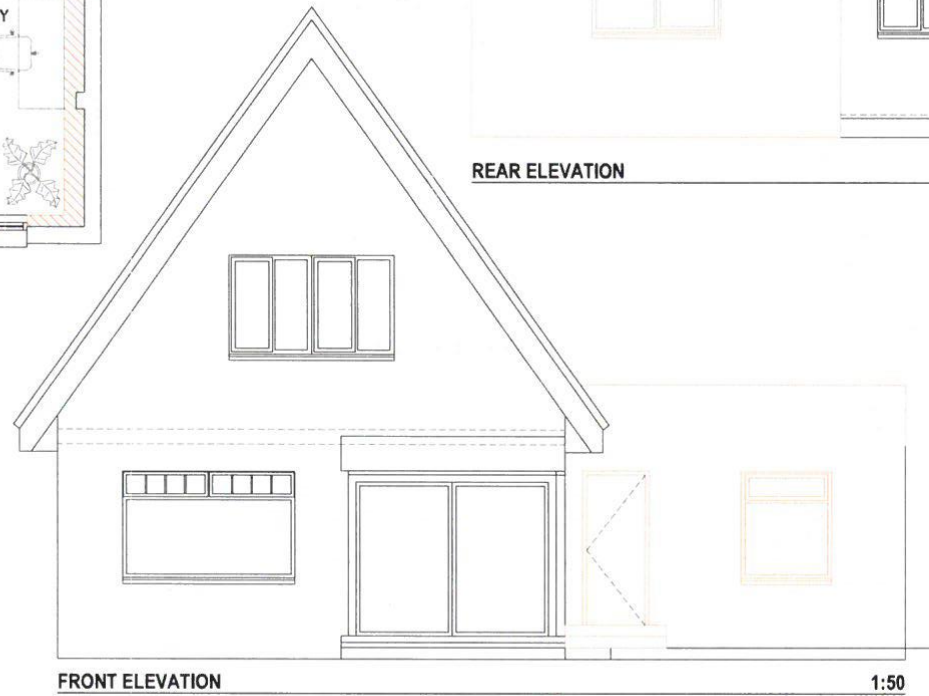
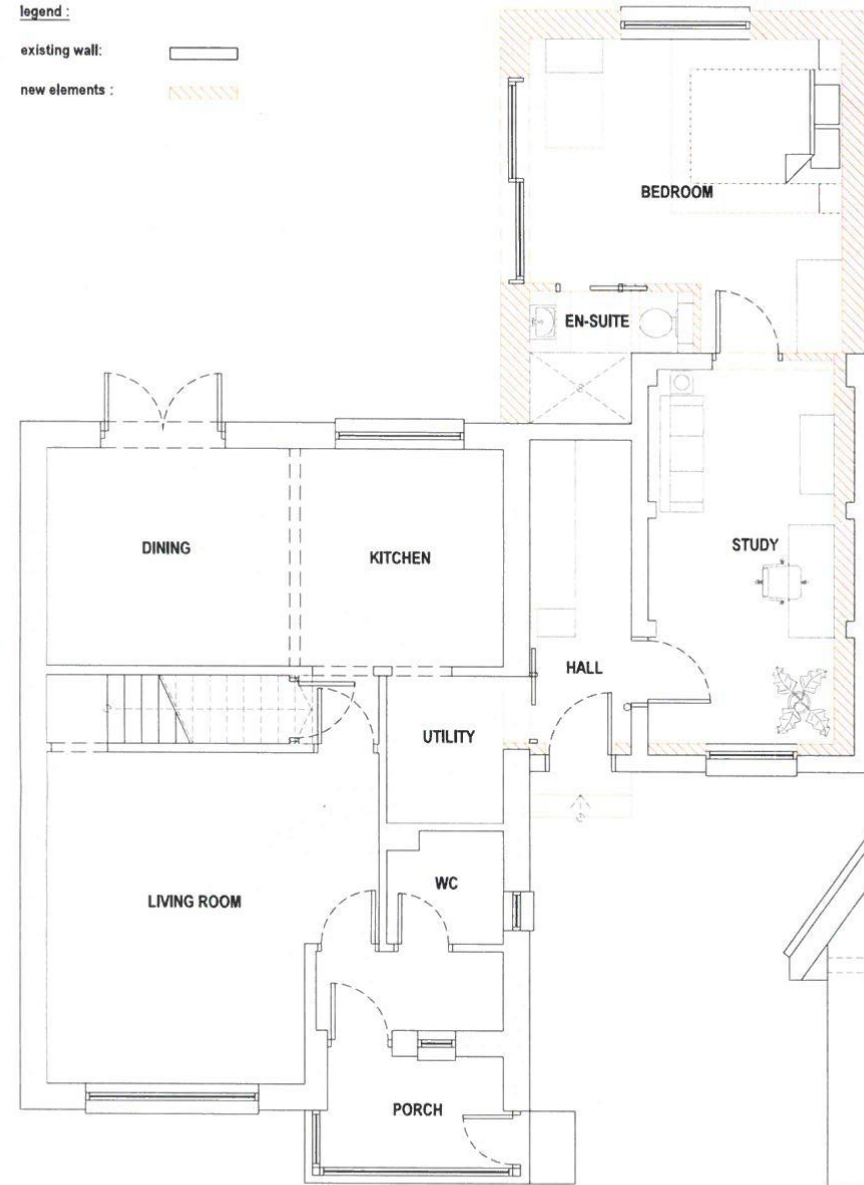


new elements :



FLOOR PLAN/ELEVATIONS AS PROPOSED

0 1 2 5
LINEAR SCALE, metres



All existing dimensions must be checked on site by the contractor prior to work commencing. Any discrepancies must be reported prior to works starting.
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Stage:
PLANNING

Client:
TOMASZ ZANIEWICZ

Drawing title:
FLOOR PLAN/ELEVATIONS
AS PROPOSED

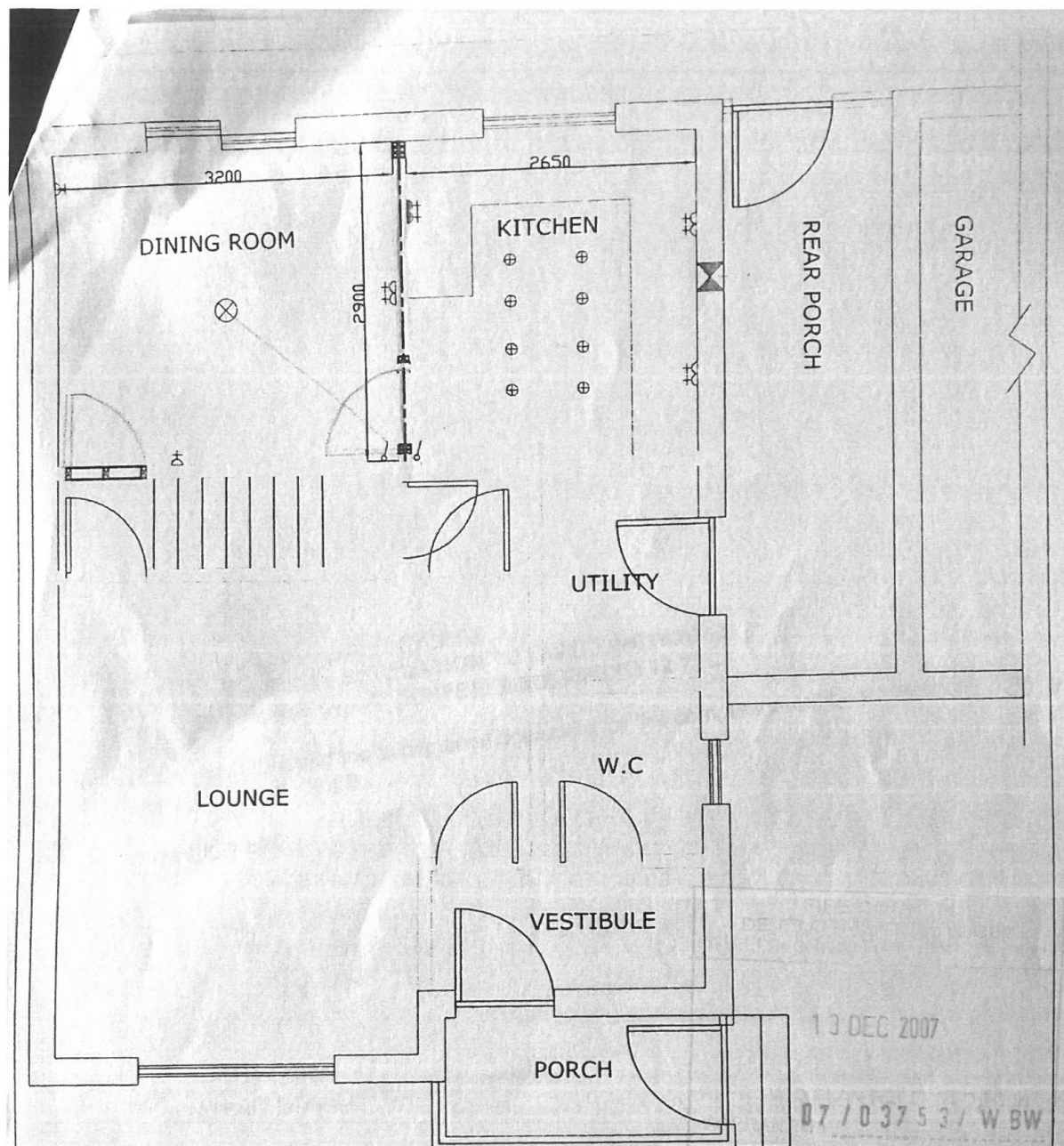
Drawing no:
A_02

Project:
34 ST. JOHNS DRIVE

Project address:
34 ST. JOHNS DRIVE,
DUNFERMLINE, KY12 7TL

Date:
29/03/2021

Scale:
1:50 (A2)



Build Up Between Stairwell / Dining Room

Carefully remove existing door-set.
Build up opening using 50 x 75mm sawn treated CLS finished in 12.5mm taper edged plasterboard with filled and taped joints.

Relocate existing light switch adjacent to opening between kitchen and dining room.

All electrical work to be carried out in accordance with current IEE Regulations and by a suitably qualified electrician.

General

No existing electrical sockets will be affected by the works.
Mechanical extract fan, ducted to external air, will be installed with in the kitchen area. Fan to be capable of an extraction rate of 30 l/sec (intermittent) and will be located over the hob.
For details regarding alterations to the partition between the kitchen and the dining room see drawing number 3417/04.

MOORE ROSS

Chartered Quantity Surveyors
Construction Consultants

Project Title:

Alterations to
34 St. Johns Drive
Dunfermline
For Mr R. Bain

We certify that this is a true copy of the plan referred to in the foregoing application.

Signed _____

Date _____

Type of Drawing:

Proposed Layout

Scale:
1:50@A4

Date:
Sept '07

Drawing Number:
3417/03

Job Number:
3417

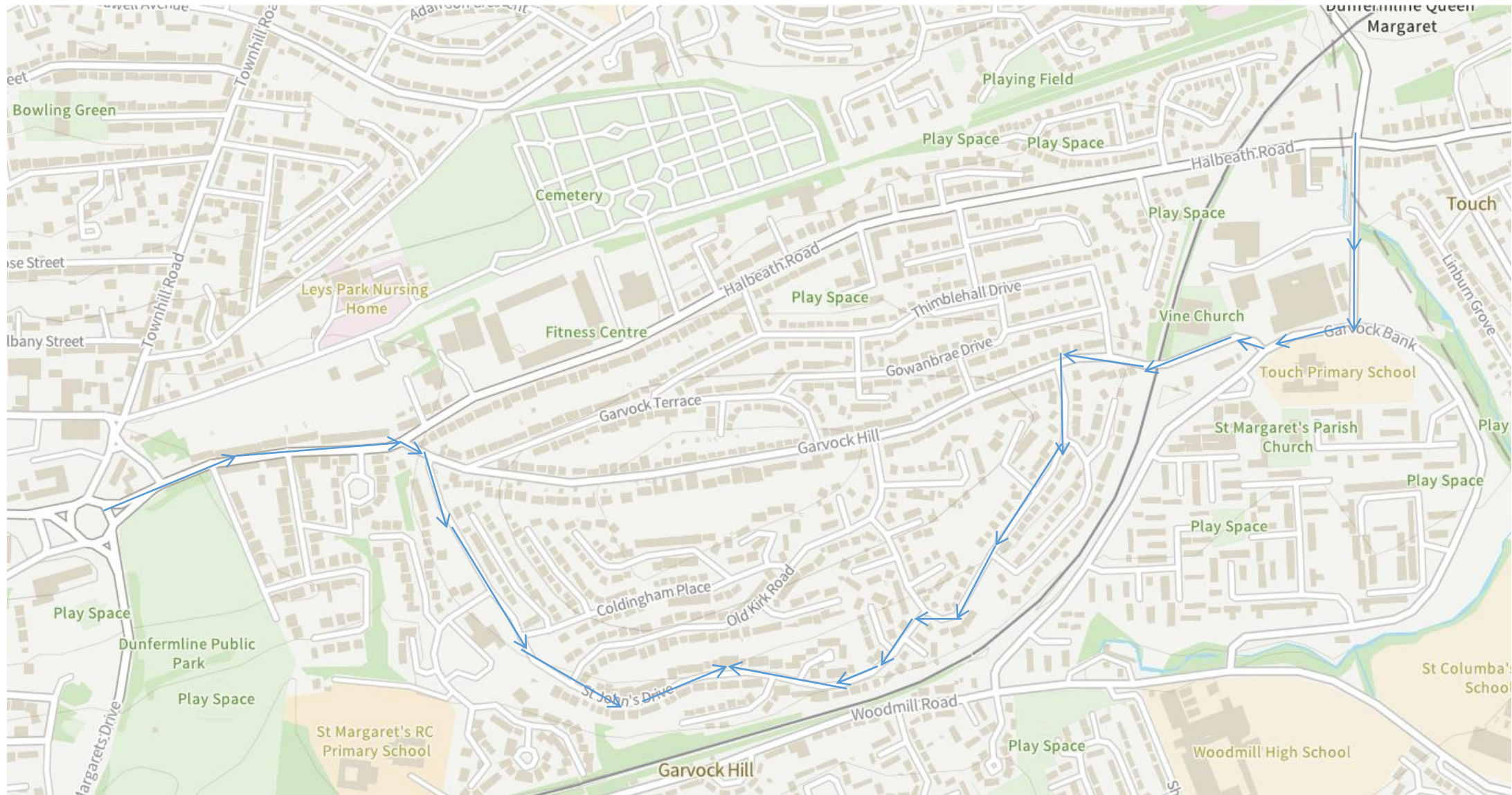
Drawn By:
RJ

Checked By:
JM

REV.

13 DEC 2007

07 / 03753 / W BW



DIRECTIONS

From Edinburgh proceed on the M90 to junction 3 (Halbeath). Proceed along Halbeath Road A907 and turn second left after the car sales garage down Halbeath drive. First left down Garvock Bank at Touch Primary School. First right up Garvock Hill, first left down Scotland Drive. Third left into St Johns Drive and its about fourth house on the right after you pass Foulden Place on your left. Distances: Garvock House Hotel – 500 metres, St Margaret's School – 700 metres, Touch Primary school -1163m Train Station – 1300 metres, Halbeath – 2900 metres, Cinema – 3000 metres.

From Dunfermline City Centre head out Halbeath Road A907 from the police station roundabout, turn 3rd right down Garvockhill and first right into St johns Drive. Proceed past the Garvock house Hotel entrance and onto No34.

AMENITIES

The historic city of Dunfermline is a vibrant and culturally rich centre, once the Capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce. Dunfermline is a modern City offering all the facilities you could expect, including the Kingsgate Shopping Centre, a selection of supermarkets and the Fife Leisure Park offering a ten-screen cinema, health club, bowling, adventure golf and an array of bars and restaurants. The local train station is just a 0.8 mile (16 minute) walk through the public park. There are lots of sporting facilities around the city including Carnegie Leisure Centre. We also have an elegant luxury hotel called Garvock House Hotel which is just 0.4 miles (2 minute walk) from 34 St Johns Drive or 0.7 miles (3 minute walk) from the City.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property’s postcode is **KY12 7TL**

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

Solicitors

Wright & Stephen,Edinburgh

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Tomasz & Iwona Zaniewicz - Owners

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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