



RE/MAX PROPERTY



**23 Forth Gardens, Oakley,
Dunfermline, Fife, KY12 9RH**

- ***Fabulous End Terraced Villa***
 - ***Ideal Family Home***
 - ***Beautiful Lounge***
 - ***Amazing Dining Kitchen/Family Room***
 - ***3 Excellent Double Bedrooms***
 - ***Stylish Family Bathroom***
 - ***Immaculate Gardens Front & Rear***
 - ***Generous Driveway***
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Outstanding Family Home! Modern and Fresh Throughout!

Nicole McFarlane and RE/MAX Property are delighted to offer to the market this very well presented end terraced villa in Oakley, Dunfermline. Comprising of entrance hallway, lounge, dining kitchen/family room, 3 double bedrooms and family bathroom. Further benefits include large gardens, in the rear garden there is also a generous wooden shed/outhouse that has power and light and is currently used as fully functional dog kennels, there is an adjoining office, 2 car driveway, gas central heating and double glazing. The property has been upgraded throughout and would make an ideal place to call home!

Oakley is a small village located in Fife, approximately 5 miles west of Dunfermline's town centre. Nestled in the southwest of Fife, it offers a peaceful and picturesque setting with its rural and semi-rural character surrounded by green fields and open spaces. The village boasts a close-knit and friendly community with various community events and activities contributing to its vibrant social atmosphere. Oakley provides essential amenities, including local shops, schools and medical facilities. However, for more extensive shopping and services, residents often visit nearby Dunfermline. The village is well-connected by road, with easy access to the M90 motorway, facilitating commuting to Edinburgh and other nearby areas. Oakley is an excellent choice for those who appreciate natural beauty, as it is surrounded by the scenic landscapes of Fife offering opportunities for outdoor activities such as hiking, cycling, and exploration.

Tenure: Freehold
Council Tax Band: B
Factor Fees: N/A

The home report can be downloaded from our website.

Front

Well presented front garden that has a lawn area, lovely borders with bark, shrubs and trees and an outside light. There is a 2 car driveway for off street parking.

Entrance Hall

Enter via a partially glazed UPVC door with a window to the side into the welcoming hallway which then gives access to the lounge, dining kitchen/family room and stairs to the upper level. Central light fitting, laminate flooring, a good sized storage cupboard and a radiator.

Lounge

14' 1" x 10' 2" (4.28m x 3.10m)

Bright and light room that has a window to the front of the property. Downlighters, feature fireplace with the potential for an electric fire and luxury vinyl flooring. Access to the dining kitchen/family room.

Dining Kitchen/Family Room

20' 11" x 18' 10" (6.37m x 5.74m)

Stunning, extended room with bi-fold doors leading into the rear garden, a window the side of the property and 2 fantastic Velux roof windows. Comprising of brand new base and wall units with complimentary work tops, tiled splash back and a composite sink with a chrome mixer tap. Integrated induction hob, oven, fridge/freezer, dishwasher and washing machine. There is a breakfast bar with space for chairs, pendant overhead lights, downlighters, luxury vinyl flooring and a radiator.

Upper Landing

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, family bathroom and the loft. There is a window to the rear of the property. Central light fitting and carpet flooring.

Bedroom 1

12' 0" x 11' 10" (3.66m x 3.60m)

Excellent room with a window to the front of the property. Central light fitting, double fitted wardrobes and another set of built-in storage space offering excellent hanging and shelving space, laminate flooring and a radiator.

Bedroom 2

10' 6" x 8' 11" (3.21m x 2.72m)

Beautiful, newly decorated double room with a window to the rear of the property. Central light fitting, double fitted wardrobes, carpet flooring and a radiator.

Bedroom 3

11' 10" x 10' 4" (3.60m x 3.16m)

Another good sized room with a window to the front of the property. Central light fitting, carpet flooring, storage cupboard that houses the new boiler and a radiator.

Family Bathroom

7' 3" x 5' 10" (2.21m x 1.79m)

Stylish, new room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, P shaped bath with a chrome mixer tap and an overhead mains operated shower with a rainfall shower head and a separate hand held shower head. Downlighters, wet walls, tiled flooring, wall mirror, extractor fan and a chrome heated towel radiator.

Rear Garden

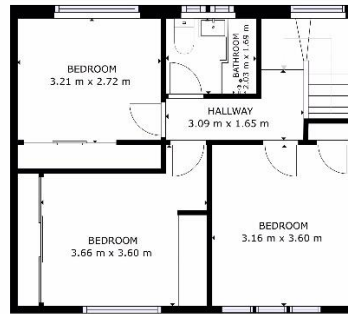
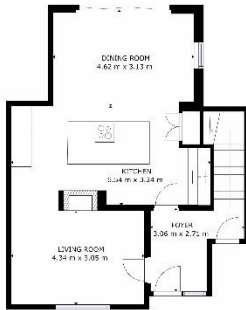
Fully enclosed, wonderful rear garden. There are 2 patio areas, artificial lawn area outside tap, power and lights. There is also a generous wooden shed/outhouse that has power and light and is currently used as fully functional dog kennels, there is an adjoining office with space for a wood burning stove. This will be left as a gift to the buyer.







"EPC will be added"



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