



Malcolm Jack
& Matheson

2 Edward Street, Dunfermline
KY12 0JL



OFFERS OVER
£115,000

**BRIGHT AND SPACIOUS 2 BED
UPPER FLAT. DRIVEWAY AND
REAR GARDEN. CLOSE TO THE
CENTRE OF DUNFERMLINE AND
COMMUTER LINKS.**

**HALL
LOUNGE
KITCHEN**

**TWO DOUBLE BEDROOMS
MODERN SHOWER ROOM
SECTION OF REAR GARDEN
AMPLE ON STREET PARKING
GCH & DG
EPC E**



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. There are many places of interest such as Carnegie's Birthplace Museum, the Abbey and the Abbot House, and Pittencreeff House Museum with its wonderful public park. Dunfermline is located approximately five miles north of the Three Bridges and is 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 north and south of the Forth and Kincardine bridges. Dunfermline features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular

services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing.

PROPERTY

This bright and spacious two-bedroom upper flat forms part of a block of four properties and is ideally located within walking distance of Dunfermline town centre, with its excellent range of amenities, including bars, cafés, restaurants, shops, and excellent commuter links.

Internally, the accommodation comprises a welcoming entrance hall, a generous lounge, a fitted kitchen, two double bedrooms, and a

modern shower room. The property also benefits from excellent storage throughout, as well as gas central heating and double glazing.

Externally, the property enjoys its own private section of rear garden, with an additional area to the front, currently used for bin storage. Ample on-street parking is available in the surrounding area.

ACCOMMODATION

HALL

Accessed via a carpeted staircase. Window to side. Hatch at the attic. Cupboard housing fuse box. Radiator. Carpet.



LOUNGE 4.40M X 4.00M (14'5" X 13'1")

Spacious and bright lounge with window to the front. Built in storage cupboard. Radiator. Carpet. Gas fire (does not work).

KITCHEN 3.00M X 2.70M (9'10" X 8'10")

Fully fitted kitchen with window to the rear. Integrated sink and drainer. Free standing washing machine, electric cooker, and fridge/freezer. Vinyl tile effect flooring.

BEDROOM 5.00M X 3.10M (16'5" X 10'2")

Double bedroom with window to the front. Double built in wardrobe. Built in airing cupboard. Radiator. Carpet

BEDROOM 3.60M X 3.20M (11'10" X 10'6")

Double bedroom with window to the rear. Two built in single wardrobes. Radiator. Carpet.

SHOWER ROOM

Modern shower room comprising walk in shower with mixer shower, wash hand basin and WC. Fully tiled. Chrome heated towel rail. Opaque window to the rear.

GARDENS AND GROUNDS

The property benefits from a rear garden, laid mainly to lawn, with a garden shed. There is also an additional section of ground to the front, currently used for bin storage. Ample on-street parking is available in the surrounding area.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances the washing machine, the electric cooker, the fridge/freezer and the garden shed.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

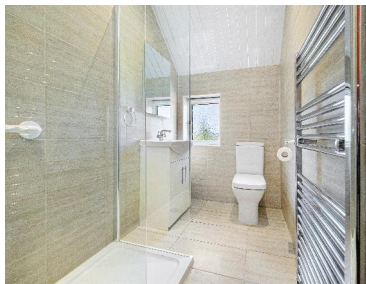
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest in this property to be advised of any closing dates which may be set.

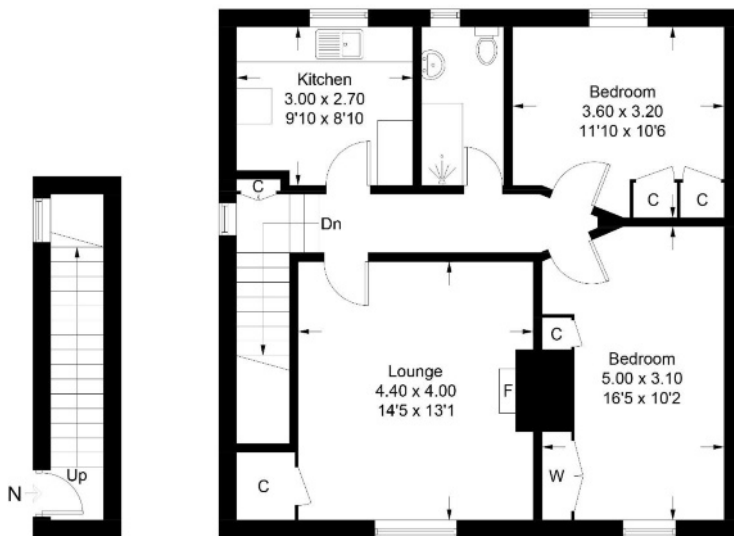
A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property is vacant, we have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are provided.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 74.8 sq m / 805 sq ft



Ground Floor First Floor

Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1335075) paulnelsonmedia.com

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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