

A three-story terraced house with a central section clad in dark brown horizontal wooden slats. The main body of the house is light-colored with a stone-textured ground floor and a smooth upper floor. It features multiple windows, some with balconies, and several satellite dishes are mounted on the exterior walls. The house is set on a paved street with a low stone wall in front.

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

13c St Margarets Well, Dunfermline, KY12 0HZ
Offers Over £145,000



Neatly presented first floor flat enjoying the most attractive location with lovely views across Canmore Golf Course. Well-kept mutual entrance stair, Hall, Spacious Lounge (Juliette Balcony with views), Spacious dining kitchen, 2 Double Bedrooms, Attractive bathroom. Double glazing (replaced 4 years ago). Gas central heating (boiler replaced 3 years ago). Mutual garden areas. Ample resident's and visitor parking. Secured entry phone system. Modern decor. Quality fixtures and fittings throughout. Bright accommodation. Superb starter home in a lovely location. EPC - B. Good energy efficiency. Council tax - D. Freehold.

LOCATION

Ideally situated in a convenient location, this property enjoys easy access to an excellent range of local amenities, as well as the extensive shopping, leisure, and cultural facilities available in Dunfermline city centre. Dunfermline offers everything you would expect from Scotland's historic capital, including the Kingsgate Shopping Centre with an M&S store, a Tesco Superstore, and a wide selection of independent shops, cafés, and restaurants along the High Street.

The city is also home to a wealth of cultural attractions, including the Alhambra Theatre, Carnegie Hall, the historic Dunfermline Abbey, Carnegie Museum, Dunfermline Library, and the Fire Station Creative arts venue. For leisure and recreation, residents can enjoy the beautiful Pittencrieff Park, Fife Leisure Park with its cinema, health club, bars, and restaurants, as well as the nearby Carnegie Leisure Centre. Golf enthusiasts are well catered for with several excellent courses in the area, including Canmore Golf Club.

The property is ideally placed for families, with highly regarded primary schools within easy reach and Queen Anne High School nearby. Excellent public transport links are available, with bus services operating from adjacent Headwell Avenue and Townhill Road, providing convenient connections throughout Dunfermline and beyond.

PROPERTY - FIRST FLOOR FLAT

- Superb location
- Attractive views of Canmore Golf Course
- Neatly presented throughout
- Good quality flooring
- Spacious lounge
- Stylish upgraded
- 2 Double Bedrooms
- Attractive bathroom
- Secured entryphone system
- Residents and visitors parking
- Mutual gardens areas

ACCOMMODATION

Mutual Entrance Stair

This is a very well kept mutual entrance stair. Door to property

Hall 5.11 m x 2.08 m / 16'9" x 6'10"

This is a very welcoming hall, which has doors leading to the Lounge, Kitchen, 2 Bedrooms and Bathroom. Storage cupboard.

Lounge 4.00 m x 3.65 m / 13'1" x 12'0"

This is a bright and well presented lounge which features a Juliette balcony. Front.

Dining Kitchen 3.74 m x 3.65 m / 12'3" x 12'0"

This is a well proportioned kitchen, which has recently been refitted with stylish floor and wall units with complementary worktops. Front.

Bedroom 1 4.00 m x 2.77 m / 13'1" x 9'1"

This is a well proportioned double bedroom, which enjoys the benefit of a double built in wardrobe. Rear.

Bedroom 2 3.74 m x 2.77 m / 12'3" x 9'1"

Another good sized double bedroom. Storage cupboard. Rear.

Bathroom 2.20 m x 2.08 m / 7'3" x 6'10"

The modern bathroom is fitted with a white suite with a shower set over the bath. Side.

Gardens

All the properties in the block have access to areas of mutual garden ground.

PARKING

There is ample residents and visitor parking.

HEATING

Gas central heating - boiler replaced approx 3 years ago

GLAZING

Double glazing - replaced approx 4 years ago.

EXTRAS

All fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling
01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Lee-Anne Smith at Ross & Connel on 01383 721156

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www.rossconnel.co.uk

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

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

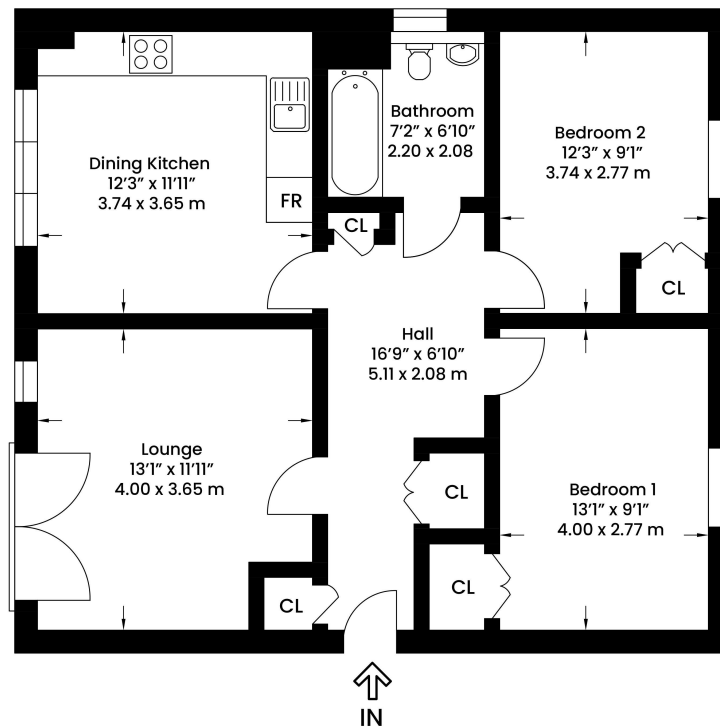
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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan,
please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through
cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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