Malcolm Jack & Matheson

13 Parkneuk Road, Dunfermline KY12 9BL



OFFERS OVER £135,000

SPACIOUS THREE-BEDROOM FIRST FLOOR FLAT WITH PRIVATE ENTRANCE AND LARGE GARDEN. AMPLE ON STREET PARKING.

HALL
LOUNGE
KITCHEN
3 DOUBLE BEDROOMS
SHOWER ROOM
PRIVATE GARDEN
ON STREET PARKING
GCH & DG
EPC C



SITUATION

Dunfermline is a historic town in Fife, Scotland, known for its rich heritage, attractive surroundings and excellent range of local amenities. Once the ancient capital of Scotland, the town is home to the impressive Dunfermline Abbey and Palace, which has strong links to Scottish royalty. Dunfermline offers a good selection of shops, cafés, restaurants, schools and leisure facilities, along with beautiful green spaces such as Pittencrieff Park. With convenient transport links to Edinburgh and the wider central belt, including rail connections and access to major road networks, Dunfermline is a popular location for families, professionals and commuters alike, offering a blend of historic charm and modern convenience.

PROPERTY

13 Parkneuk Road is a spacious three-bedroom first-floor flat, forming part of a block of four properties within this popular residential area. Ideally situated for easy access to Dunfermline town centre and excellent commuter links, the property further benefits from its own private entrance.

Internally, the property is presented in good order and offers comfortable, move-in-ready accommodation. The layout comprises a spacious lounge, a modern fully fitted kitchen, three generous double bedrooms and a shower room. Further benefits include excellent storage.

Externally, the property boasts a large private rear garden, along with additional ground to the side, providing excellent outdoor space. Ample on-street parking is also available directly outside.

ACCOMMODATION

HALL

Accessed via a staircase, with a rear-facing window on the landing. The hall features a hatch providing access to the roof space, a radiator, a walk-in storage cupboard and an additional storage cupboard. A separate storeroom with a window is also located off the hall. Laminate flooring.

LOUNGE 4.60M X 3.80M (15'1" X 12'6")

Spacious lounge with window to the front. Radiator. Brick fireplace. Built in cupboard. Carpet.





KITCHEN 3.30M X 2.20M (10'10" X 7'3")
Modern fully fitted kitchen with window to the rear Integrated sink and drainer, electric hob, oven, and cooker hood. Free standing washing machine and integrated fridge. Radiator. Laminated flooring.

BEDROOM 4.70M X 3.20M (15'5" X 10'6")
Second double bedroom with window to the front. Built in cupboard. Radiator. Carpet.

BEDROOM 3.50M X 3.10M (11'6" X 10'2")
Double bedroom with window to the rear. Built in cupboard. Radiator. Carpet.

BEDROOM 4.10M X 3.00M (13'5" X 9'10")
Spacious double bedroom with window to the front. Built in double wardrobe. Radiator. Carpet.

SHOWER ROOM
Modern white three-piece suite comprising electric shower, wash hand basin and WC. Radiator. Opaque window to the rear. Laminated flooring.

GARDENS AND GROUNDS
The property boasts a large private rear garden, along with additional ground to the side, providing excellent outdoor space. Ample on-street parking is also available directly outside.

EXTRAS
All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine.

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 on 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 is an executry sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

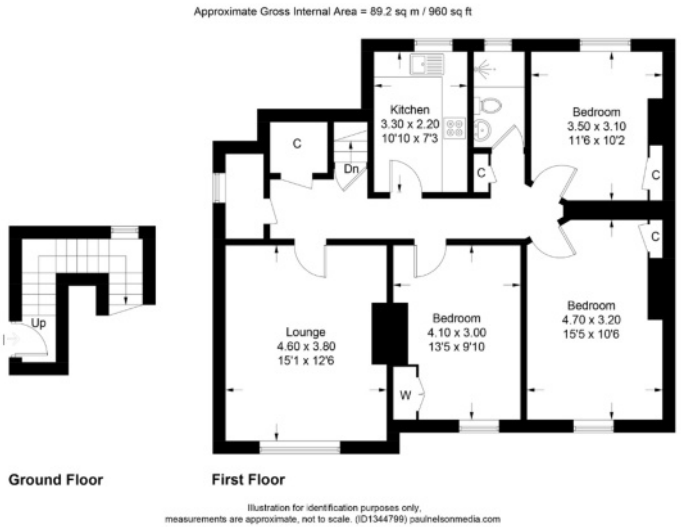
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.











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.

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