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Offers Over

£145,000

15 Flat J Trondheim Parkway

Dunfermline | Fife | KY11 8JT

A generously proportioned two-bedroom second-floor flat, pleasantly positioned within a modern development in Dunfermline. Enjoying impressive views towards the Forth Bridges, together with a recently fitted kitchen and en-suite facilities, the property is ideally located for local amenities and commuting links. An excellent purchase for first-time buyers, young couples and professionals alike.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Shared gardens
-  Residents' parking
-  EPC Band - B
-  Council Tax Band - C



Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful integrated storage. There is also access to the attic via a Ramsay ladder, with the space partially floored to provide additional storage. The bright and spacious bay-fronted lounge/diner is a real highlight, enjoying impressive views towards the Forth Bridges and beyond. The generous proportions provide an excellent setting for both relaxing and entertaining. The stylish, recently fitted kitchen is well appointed with a range of integrated appliances and features partial tiling to the splash areas. The principal bedroom is a good-sized double room, also enjoying impressive views and benefiting from two integrated storage cupboards. The partially tiled en-suite shower room adds further convenience. Bedroom two is another comfortable double room with a pleasant rear-facing outlook, offering flexibility for use as a guest bedroom, home office or dressing room if desired. Completing the accommodation is a bathroom suite with a partially tiled surround and bath.



Further benefits include gas central heating, double glazing and a secure door entry system.

The property is factored at approximately £70 – £80 per month, payable quarterly.

Gardens & Parking

Externally, the development benefits from shared garden grounds and unallocated residents' parking to the rear.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

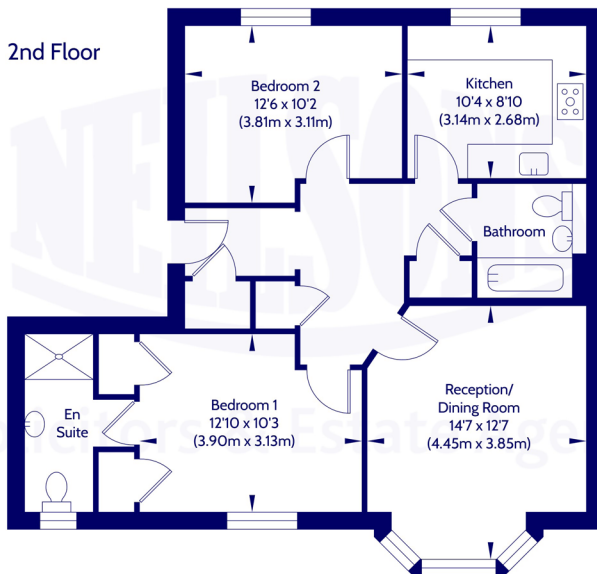
Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges and is therefore 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 Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.





Approx. Gross Internal Floor Area 70 Sq M / 759 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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