107 Lady Campbells Court,

Dunfermline, KY12 0LE



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Forming part of a modern factored development located off Pilmuir Street in Dunfermline, is this most attractive ground floor corner flat. The flat has double glazing and gas central heating. and there are shared grounds with residents parking.
The spacious and bright accommodation includes an entrance hall with two storage cupboards and a spacious lounge/kitchen with double aspect windows. The kitchen area has a window and is fitted with modern base and wall units with the oven, hob, hood, fridge/freezer and washing machine to remain. There are two double bedrooms, both with double wardrobes and the master has an en suite shower room and completing the accommodation is the bathroom fitted with shower over the bath.
Externally, there are shared grounds which incorporate shared residents parking.
There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas and stair cleaning. The current factor is Charles White with a monthly payment of approximately £112 to include buildings insurance.
Viewing of this lovely property is essential to fully appreciate the spacious accommodation offered in this popular location.
The Royal Burgh of Dunfermline is an extremely popular historical town being the burial place of King Robert The Bruce. A large town which has grown in recent years with a wealth of amenities including range array of shops, restaurants, bars and educational establishments. There are two large parks close to the property along with both primary and secondary schools. Excellent commuter links with buses, trains and the Queensferry Crossing linking Edinburgh to the south.





















Accommodation

Kitchen/Lounge/DIner:	6.15m x 3.8m (20'2" x 12'6")
Bedroom 1:	3.38m x 3.9m (11'1 x 12'10")
En-Suite:	1.83m x 2.54m (6' x 8'4")
Bedroom 2:	2.9m x 3.8m (9'6" x 12'6")
Bathroom:	1.73m x 2.54m (5'8" x 8'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

Agent's Note

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