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213 Aberdour Road

Dunfermline | Fife | KY11 8LU

A well-presented one-bedroom main-door flat, conveniently positioned in Dunfermline close to an excellent range of local amenities and transport links. Offering comfortable accommodation, private storage and residents' parking, this attractive property represents an ideal opportunity for first-time buyers, professionals or buy-to-let investors.

- 1 bedroom
- 1 public room
- 1 bathroom
- Residents' parking
- EPC Band - C
- Council Tax Band - B



Description

An entry staircase leads to the main accommodation, opening into a rear-facing lounge/kitchen/diner. This good-sized space offers plenty of room for both relaxing and dining, with a well-appointed kitchen incorporating a range of included white goods and a handy storage cupboard. The comfortable front-facing double bedroom benefits from fitted wardrobes and a further useful storage cupboard. Completing the accommodation is a partially tiled shower room, fitted with a heated towel rail.

Further benefits include gas central heating and double glazing.

Factor fees are payable of approximately £40 per quarter.





Parking

Externally, the property benefits from a private, secure storage cupboard and access to unallocated residents' parking to the rear.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





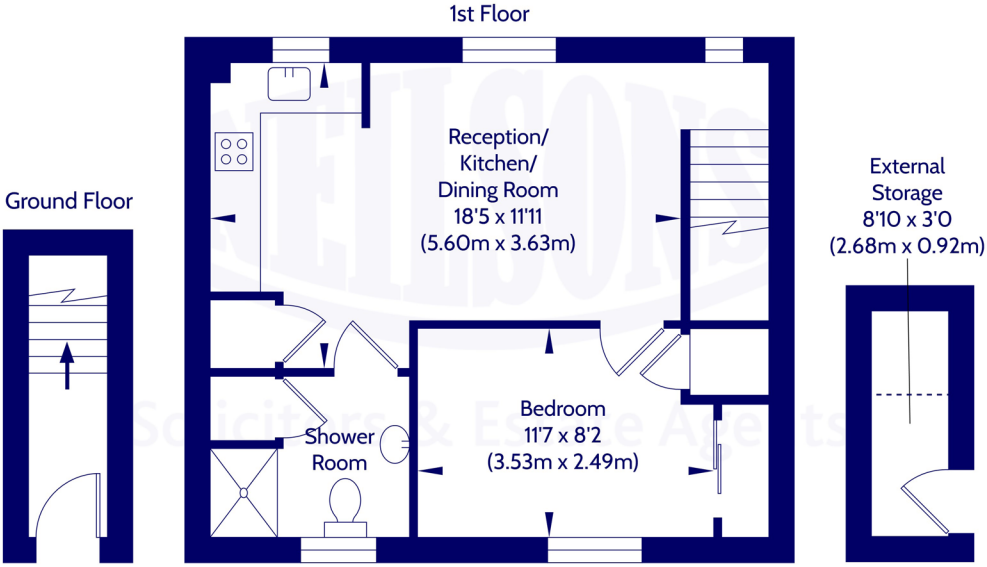




Location

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 40 Sq M / 424 Sq Ft.



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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For helpful, friendly, personal advice, get in touch.

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