

ROSS & CONNELL

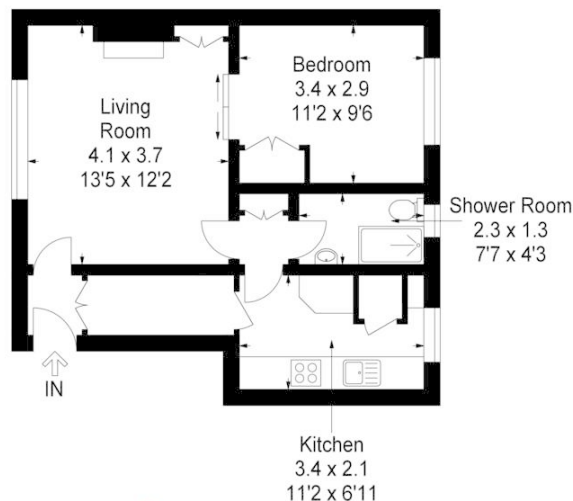
Solicitors, Estate Agents & Business Lawyers



94 Nith Street, Dunfermline, KY11 4LU
Offers Over £53,000

First floor flat in a block of four similar properties and enjoying a convenient location close to local amenities.

Well kept mutual entrance stair, Hall, Lounge, Double bedroom (Built in Wardrobe), Mid hall, Kitchen, Shower room. Recently modernised and upgraded. New carpets. Newly decorated throughout. Double glazing. Gas central heating. Private garden areas to front and rear. Ideal starter home. Ideal buy to let property. EPC - C. Good energy efficiency.



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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LOCATION

Nith Street is located within walking distance of excellent local amenities and for the commuter there is easy access to the M90 Motorway for travel both north and south. An excellent bus service operates within the immediate vicinity and Dunfermline Railway Station is approximately 1 mile away.

PROPERTY

- Mutual entrance stair
- Hall
- Lounge
- Breakfasting kitchen
- Double bedroom
- Shower room
- Double glazing
- Gas central heating
- Private garden areas
- Recently redecorated throughout
- New carpets
- MOVE IN CONDITION

ACCOMMODATION

Mutual Entrance Stair

Access to all 4 properties in the block. Door to property.

Hall / Landing 1.00 m x 1.10 m / 3'3" x 3'7"

Storage cupboard. Door to lounge.

Lounge

A bright lounge featuring gas fire. Storage cupboard housing the gas boiler. Glazed sliding doors to bedroom. Front.

Bedroom 2.92 m x 3.77 m / 9'7" x 12'4"

A good sized double bedroom boasting a double built in wardrobe with two drawers below. Rear.

Mid hall

Door to shower room and kitchen.

Breakfast Kitchen 2.15 m x 3.29 m / 7'1" x 10'10"

Modern fitted kitchen incorporating a breakfast bar. Large walk in storage cupboard. Rear.

Shower Room 1.33 m x 0.83 m / 4'4" x 2'9"

The shower room has been upgrading and is attractively tiled. Rear.

Garden

This property enjoys the benefit of private areas of garden ground to the front and rear which have been laid to lawn.



HEATING

There is gas central heating.

GLAZING

The property is fully double glazed.

Extras

All the new carpets and the washing machine 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 07450982727 on Saturday and Sunday

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 Alan Dear at Ross & Connel on 01383 721156 or adear@ross.connel.co.uk

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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 part of any 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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