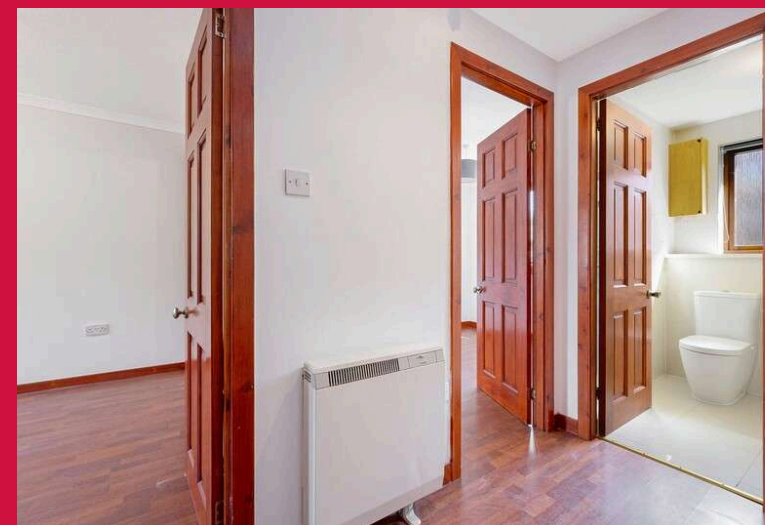




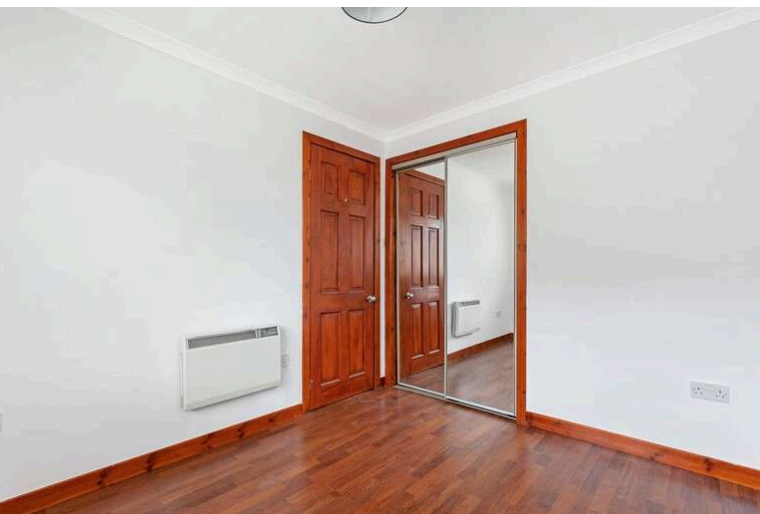
ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

14 Colton Court, Dunfermline, KY12 8BH
Offers Over £89,000



Attractive ground floor flat forming part of sought after development (completed circa 1995) enjoying a convenient location close to good schools, town centre, Kingdom Cycle Way and Pittencrieff Park. Hall, Lounge, Kitchen, 2 Double bedrooms with built in wardrobes. Bathroom. Double glazing. Electric heating. Freshly decorated. Private parking. Good first purchase or 'Buy to let'. Must be viewed. EPC Band: C



LOCATION

I

Colton Court is located just off William Street on the Western outskirts of Dunfermline and well placed for easy access to the many places of natural beauty which are to be found close by or within a short drive by car. The town centre with the full range of amenities associated with a large town, is within 15 minutes walk, whilst Pittencrieff Park with its varied attractions is only a few hundreds yards distant. Another decided feature of the property is its proximity to the Kingdom Cycle Way which follows the former Dunfermline to Stirling railway line and offers excellent facilities for walkers, joggers and cyclists. The well regarded Queen Anne High School and Pittencrieff Primary School are both within walking distance, local shops provide for day-to-day necessities and there are regular bus services to the town centre. Communications are excellent by road or rail with the local railway station offering a commuter service to Edinburgh and all stops on The Fife circle and the M90 motorway giving an easy and convenient link to the national motorway network.

PROPERTY

- Vestibule
- Lounge
- Kitchen
- Inner hallway with 2 cupboards
- 2 bedrooms with built in wardrobes
- Bathroom
- Cornicing
- Double glazed
- Electric Heating
- Private parking
- Visitors parking
- Hard wired smoke detector
- Heat detector in kitchen
- Communal Grounds

ACCOMMODATION

Entrance Vestibule

Door to Lounge

Lounge 4.50 m x 3.30 m / 14'9" x 10'10"

Doors to kitchen and inner hallway. Front

Kitchen

Range of fitted units. Rear

Inner Hallway

With 2 Cupboards. Doors leading to bedrooms and bathroom

Bedroom 1 3.61 m x 2.49 m / 11'10" x 8'2"

Built in wardrobe. Front

Bedroom 2 3.10 m x 2.69 m / 10'2" x 8'10"

Built in wardrobe. Rear

Bathroom 2.11 m x 1.91 m / 6'11" x 6'3"

Fully tiled. 3 piece white suite. Bath with shower over. Rear.

PARKING

Private parking

HEATING

Electric Heating

GLAZING

Double glazed

EXTRAS

White Goods (sold as seen)

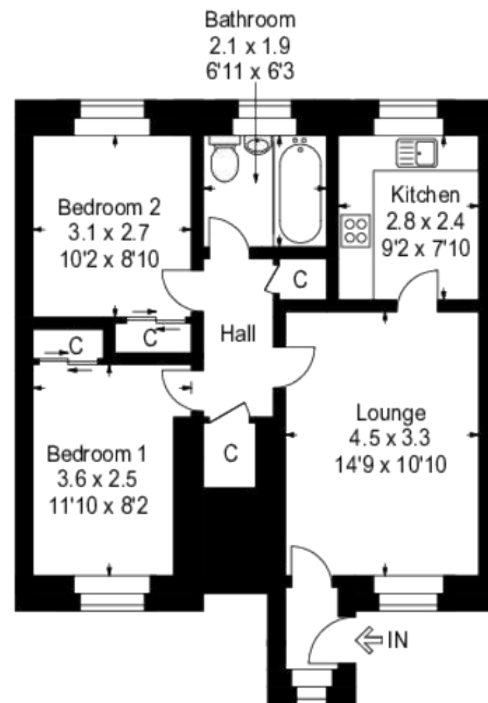
Blinds where fitted

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

NOTE :-

We are required under the Estate Agents Act 1979 and provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.



VistaBee
DIGITAL CONTENT CREATION

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 dimensions 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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VIEWING

Contact Ross & Connel on 01383 721156

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

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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 any part of 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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