

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



97b Appin Crescent, Dunfermline, KY12 7QT
Offers Over £94,500



Most attractive first floor flat of traditional stone construction enjoying a very convenient location within walking distance to the town centre. Mutual entrance stair, Hall, Lounge, Kitchen 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Attractive shared garden to rear. Modern decor. Superb starter home in move in condition. EPC - D

LOCATION

This property enjoys a very convenient location within a few minutes walk to Dunfermline town. Dunfermline and the surrounding area provides ready access to many social, civic, recreational, sporting and shopping facilities. From Dunfermline the commuter has access to the M90 motorway network, north to Perth and south across the Forth Road Bridge. There are also two main line railway stations and a town centre located bus station. This property can be accessed to the front on Appin Crescent and to the rear from Couston Street.

PROPERTY - FIRST FLOOR FLAT

- Well kept, mutual entrance stair
- Hall
- Lounge
- Kitchen
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Attractive mutual garden to the rear.
- Modern decor
- Move in condition
- Convenient location within walking distance to town

ACCOMMODATION

Mutual Entrance Stair

This very well kept entrance stair gives access to the property. This property shares the landing with one other property. Original stained glass window.

Hall / Landing

With door to the lounge, 2 bedrooms and the bathroom. Storage cupboard.

Lounge 4.00 m x 3.80 m / 13'1" x 12'6"

This is a lovely and bright lounge. Archway to kitchen area. Front.

Kitchen 4.00 m x 1.50 m / 13'1" x 4'11"

This smart kitchen is fitted with modern floor and wall units with complementary worktops. Front.

Bedroom 1 3.60 m x 3.40 m / 11'10" x 11'2"

This bright double bedroom is of good proportions. Rear.

Bedroom 2 3.30 m x 3.50 m / 10'10" x 11'6"

Another good sized double bedroom. Rear.

Bathroom 1.90 m x 1.70 m / 6'3" x 5'7"

This very smart bathroom has an electric shower set over the bath. The contemporary wash hand basin has a built in storage cupboard. Rear.

Garden

There is a well maintained area of mutual garden ground to the rear of the property. The garden is fully enclosed. The garden can be located from the building and also from Couston Street.

HEATING

There is gas central heating.

GLAZING

The property has double glazing.

EXTRAS

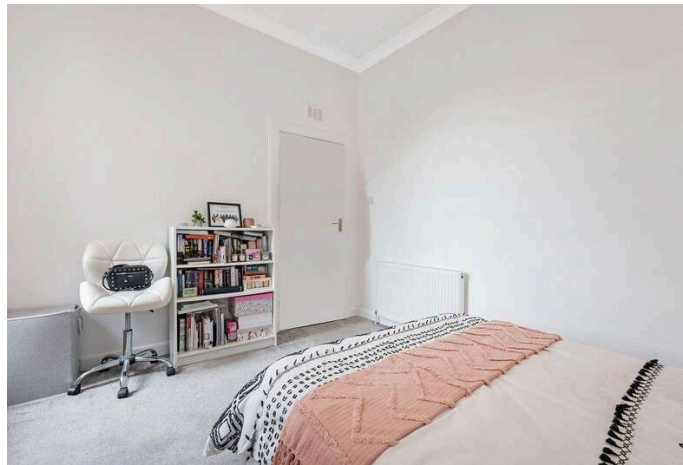
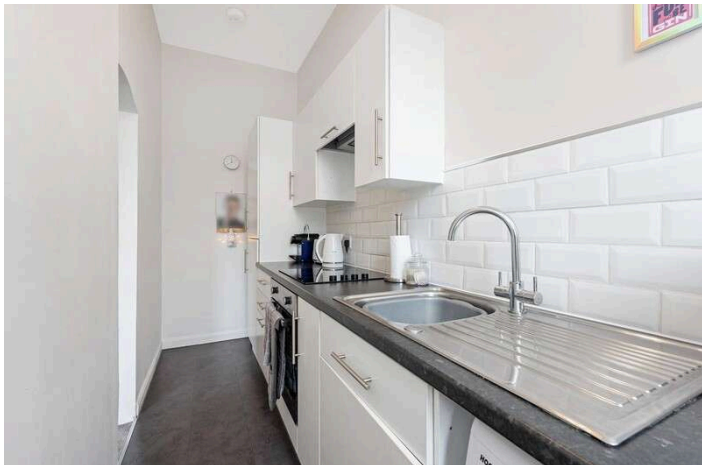
All the fitted carpets (please note that 2 carpets may need replaced) and blinds are included in the sale price.

HOME REPORT

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

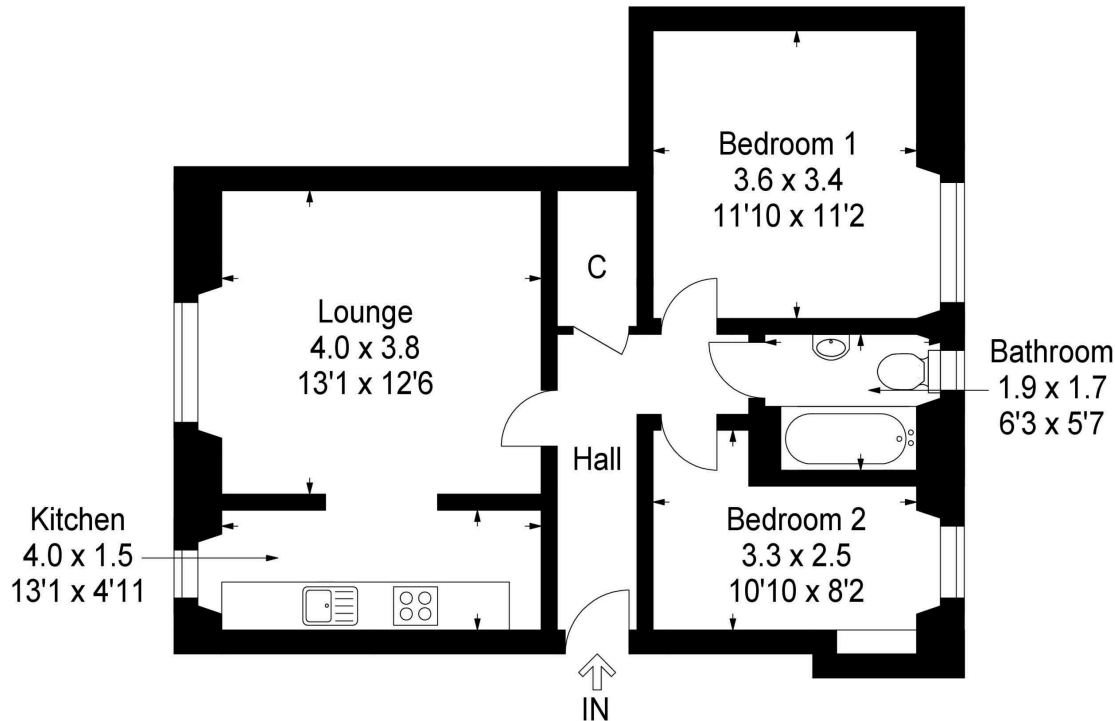












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 us 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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connel.co.uk

