

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



7 Belloch's Close, Dunfermline, KY12 7DN
Offers Over £145,000



Brand new first floor flat of excellent quality enjoying an extremely convenient town centre location close to all amenities, bus station and Pittencrieff Park.

Mutual entrance, Hall, Open plan lounge/dining kitchen, 2 Bedrooms (Master en-suite shower room), Bathroom. Double glazing. Gas central heating. Quality finishings. Immaculate decor. Attractive internal doors, flooring and carpets. Good storage accommodation. Superb location.

LOCATION

Blelloch's Close (just off High Street) enjoys an extremely convenient town centre location, 1 minutes walk to bus station and also within walking distance to Dunfermline railway station. An ideal location for the commuter, Dunfermline is located approximately five miles from the Queensferry Crossing and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee. The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area you have Fife Leisure Park, home to a 10 screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline; for the keen golfers there are three private courses within proximity. Dunfermline Carnegie Library and Galleries was named best building in Scotland in 2017; Pittencrieff Park was voted best park in Scotland in 2019 and the Andrew Carnegie Birthplace Museum won the UK Family Friendly Museum Award in 2019.

PROPERTY - FIRST FLOOR FLAT

- Mutual entrance
- Hall
- Attractive open plan lounge/dining kitchen
- 2 Bedrooms (Master en-suite shower room)
- Bathroom
- Double glazing / Gas central heating
- Pristine decor
- Quality flooring
- Superb town centre location

This property forms part of a brand new development of similar properties, this is a last 2 bedroomed property available. Internal viewing is essential to allow full appreciation of the quality and convenient location.

ACCOMMODATION

Mutual Entrance

Access to 2 of the properties in this development.

Entrance Hall 6.50 m x 3.50 m / 21'4" x 11'6"

This superbly proportioned hall, offers an ideal office. With doors to all the apartments. Two storage cupboards.

Open plan Lounge/Dining kitchen 7.10 m x 5.00 m / 23'4" x 16'5"

This is a smart, bright room which features a large rooflight for natural light. The kitchen area has hi gloss fitted units with contemporary worktops and quality appliances (Fridge/freezer, oven hob and hood).

Master Bedroom 5.90 m x 3.10 m / 19'4" x 10'2"

This is a lovely room which has a built in wardrobe with sliding mirror doors. Door to the en-suite shower room.

En-suite Shower room 2.60 m x 1.00 m / 8'6" x 3'3"

Fitted with a modern white suite with wet wall panelling to the shower area. Modern chrome towel rail.

Bathroom 3.40 m x 2.50 m / 11'2" x 8'2"

This good sized bathroom has a shower set over the bath. Storage cupboard.

Bedroom 2 3.70 m x 2.20 m / 12'2" x 7'3"

This bedroom has a built in wardrobe with sliding mirror doors.

HEATING

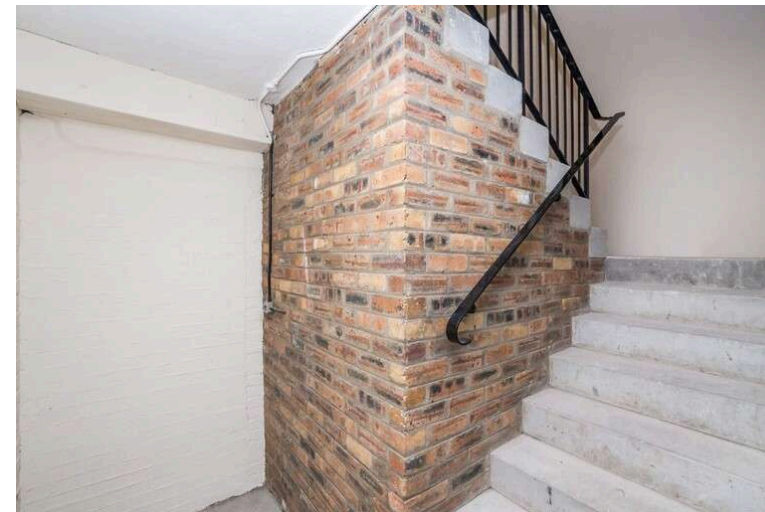
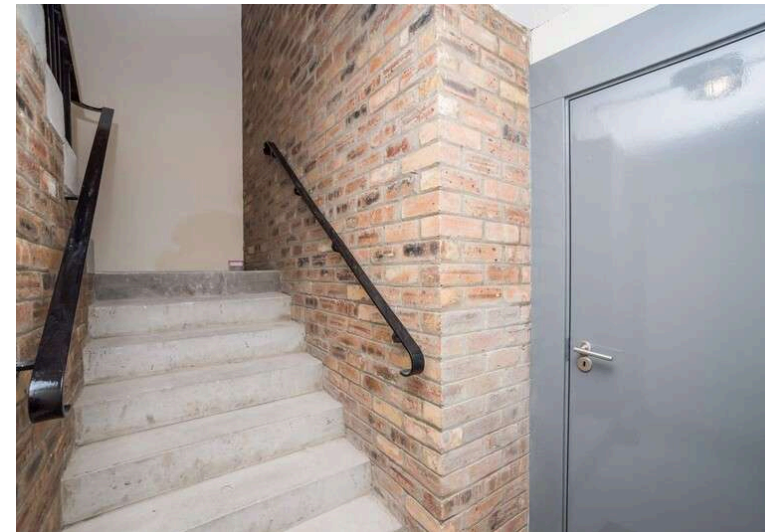
The property boasts gas central heating

GLAZING

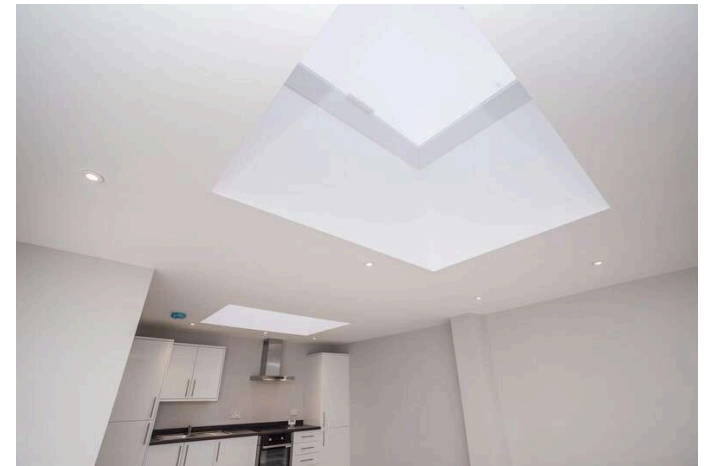
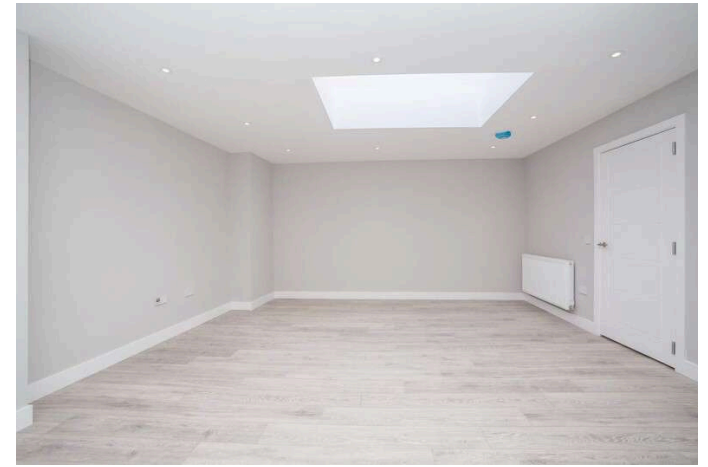
The property is double glazed.

EXTRAS

All the brand new carpets and kitchen appliances are included in the sale price.

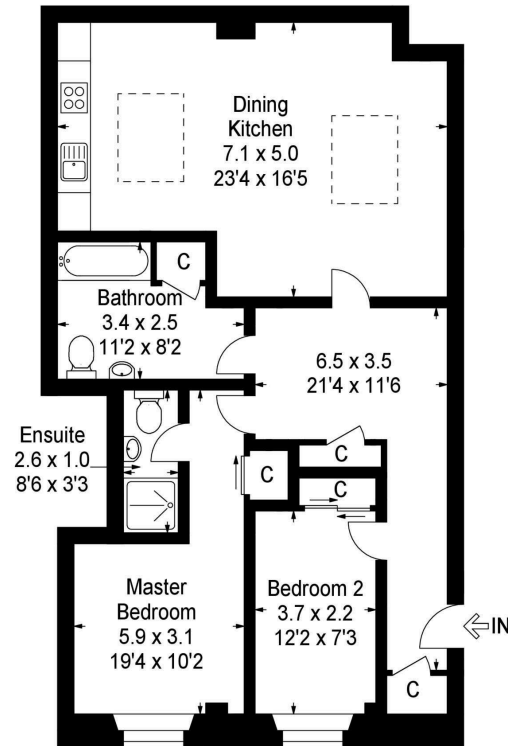












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces 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 Lee-Anne Smith at Ross & Connel on 01383 721156

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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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