



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

23 Logie Place, Dunfermline, KY12 9BT
Offers Over £89,500



Well-proportioned first floor flat fully modernised and upgraded to an excellent standard and enjoying a pleasant cul-de-sac location. Entrance hall, Lounge, Modern kitchen (new), 2 Double bedrooms, Modern shower room. Private to rear. Double glazing. Gas central heating. Good storage accommodation. Freshly decorated throughout. Quality flooring. New carpets. Move in condition. Excellent first-time home or buy to let investment. Viewing highly recommended. EPC - D

LOCATION

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of King Robert the Bruce in the famous Dunfermline Abbey. 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 ten-screen cinema, private health club, bingo, bowling, mini golf and a variety of restaurants. 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.

PROPERTY

- Private entrance stair
- Hall
- Lounge
- Modern breakfasting kitchen
- 2 Double bedrooms
- Attractive shower room
- Gas central heating
- Double glazing
- Private garden to rear.
- Communal drying area
- Freshly redecorated throughout
- Quality flooring and new carpets.
- Move in condition
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ACCOMMODATION

Entrance stair

A private internal entrance stair gives access to the property. Door to hall.

Hall

With most attractive solid oak flooring. Wooden doors gives access to all the apartments.

Lounge 4.40 m x 4.00 m / 14'5" x 13'1"

A good sized lounge which also features the solid Oak flooring. Storage cupboard. Front.

Breakfasting Kitchen 3.00 m x 2.70 m / 9'10" x 8'10"

This most attractive kitchen has been upgraded. Space for table and chairs. Combination gas boiler. Rear.

Bedroom 1 4.70 m x 2.80 m / 15'5" x 9'2"

A well proportioned double bedroom with a double built in wardrobe. Rear.

Bedroom 2 3.60 m x 3.30 m / 11'10" x 10'10"

The second double bedroom is also of good proportions. Front.

Shower Room 2.70 m x 1.40 m / 8'10" x 4'7"

This very smart shower room has been upgraded. Rear.

Garden

The property has a good sized area of private garden ground which has been laid to lawn. There is also a communal drying area.

HEATING

The property has gas central heating.

GLAZING

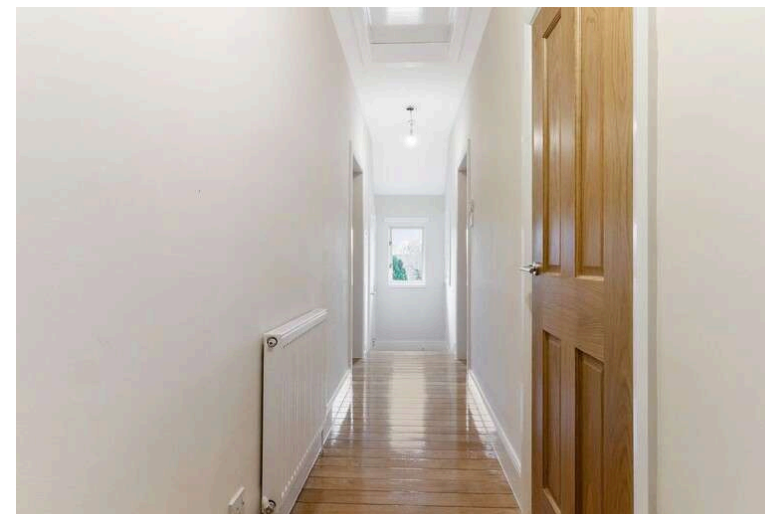
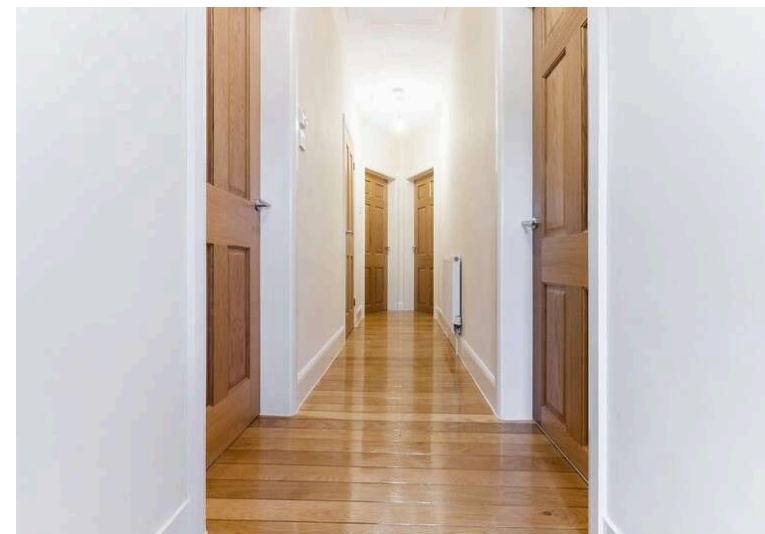
The property has double glazing.

EXTRAS

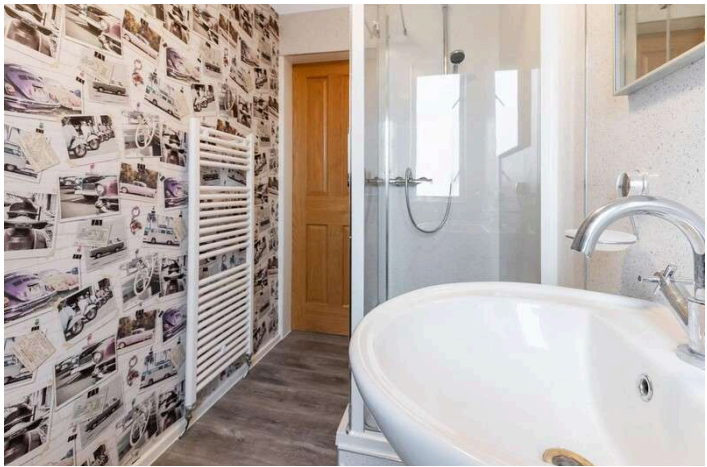
All the fitted carpets are included in the sale price.

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

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 at Ross & Connel on 01383 721156

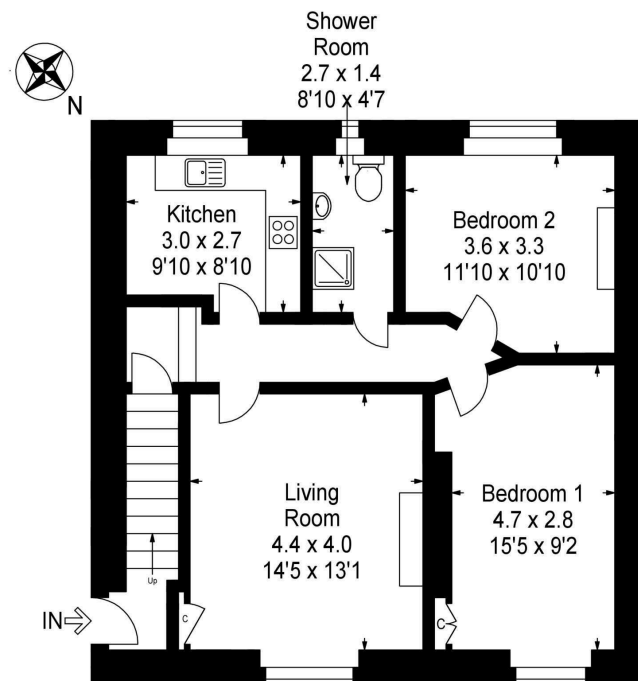
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www.rossconnel.co.uk

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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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 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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