

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*

**2D Bruce Street, Dunfermline, KY12 7AG**  
Offers Over £105,000





Ross & Connel are delighted to bring to the market this brand new first floor flat enjoying an extremely convenient location situated just off the High Street. 1 minute from Pittencrieff Park. 1 minute from the bus station and 10 minutes from the Railway station. Mutual entrance stair (shared with 1 other property), Hall, Large Lounge/dining room, Stylish kitchen, Double bedroom (with double built in wardrobe), Shower room. Double glazing. Efficient electric heating. Bright accommodation. Quality fixtures and fittings. Brand new carpets and flooring throughout. Modern decor throughout. Security entryphone system.

## LOCATION

Bruce Street enjoys an extremely convenient location just off the high street in the heart of Dunfermline's historic Town Centre and within walking distance of the bus station, Dunfermline town railway station, excellent local amenities, Dunfermline Abbey, Pittencrieff parks, many restaurants and bars.

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

## PROPERTY - FIRST FLOOR FLAT

- Forms part of a brand new development
- Hall
- Large Lounge/Dining room (Large windows)
- Stylish Kitchen
- Double bedroom with built in wardrobe
- Shower room
- Double glazing
- Efficient electric heating
- Bright accommodation with large sash & case windows
- Views of Dunfermline Abbey
- Brand new carpets
- Modern decor
- Security entry phone system

## ACCOMMODATION

### Mutual entrance stair

This property is accessed via an entrance stair shared with 1 other property.

### Hall

With contemporary grey panelled doors leading to the lounge, bedroom and shower room. Mid.

### Lounge/Dining room 11.00 m x 3.20 m / 36'1" x 10'6"

This is a particularly bright and very spacious lounge/dining room, which features large windows with a most attractive outlook. Access to kitchen. Front.

### Kitchen 3.8m x 2.0 m / 12'6" x 6'7"

The kitchen is fitted with a stylish floor and wall unit with contemporary worktops and built in oven hob and hood. Rear.

### Bedroom 5.80 m x 2.90 m / 19'0" x 9'6"

A well proportioned double bedroom enjoying the benefit of a double built in wardrobe. Superb outlook. Front.

### Shower Room 2.40 m x 1.80 m / 7'10" x 5'11"

This attractive shower room has been fitted with a modern white suite incorporating a shower set in a shower compartment with glass door. Modern wet wall panelling. Mid.

## HEATING

This property has efficient electric heating

## GLAZING

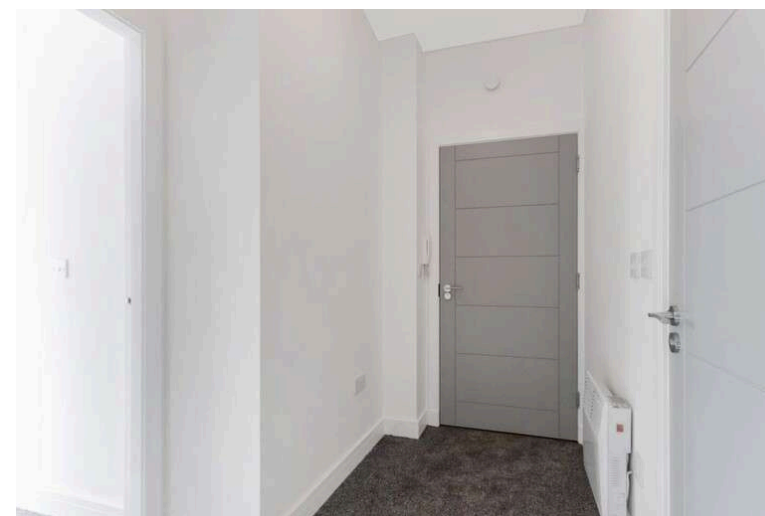
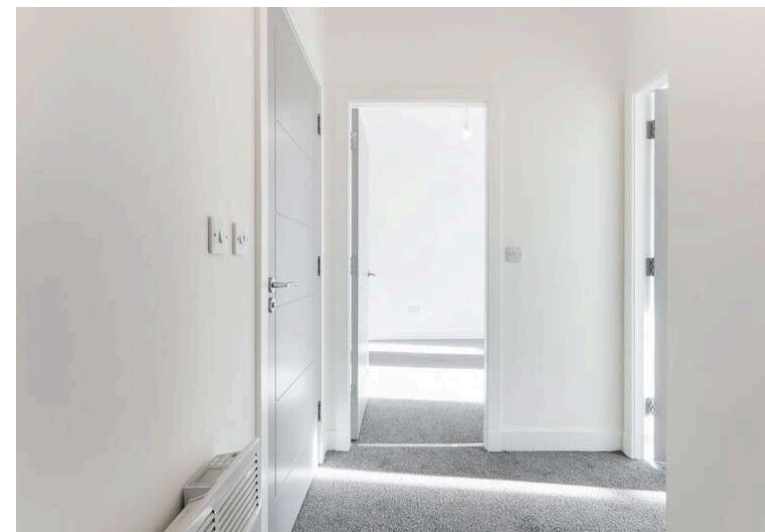
The property has sash and case double glazing.

## EXTRAS

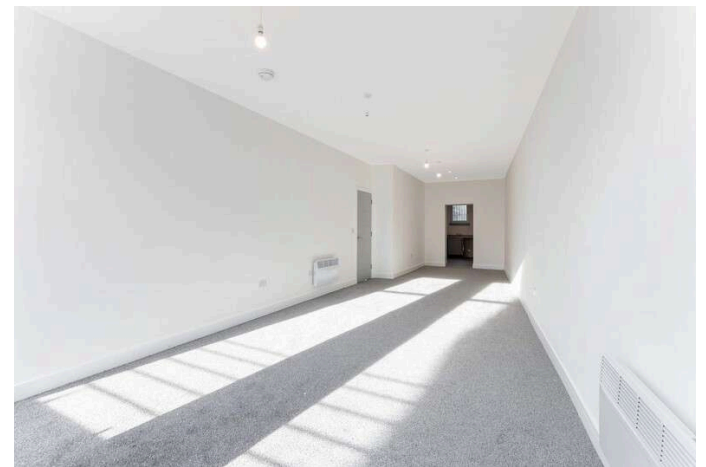
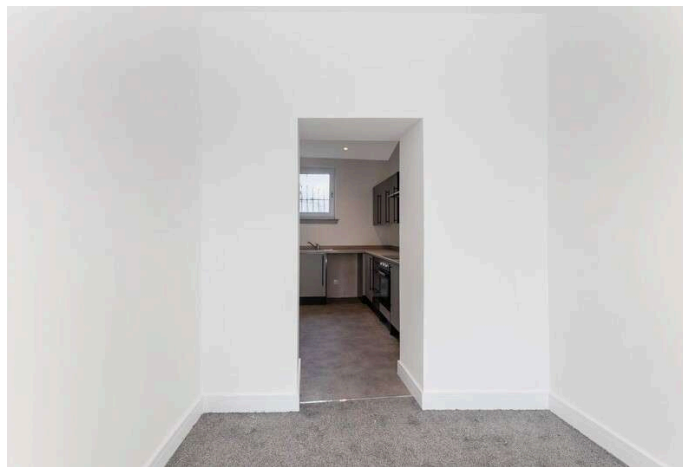
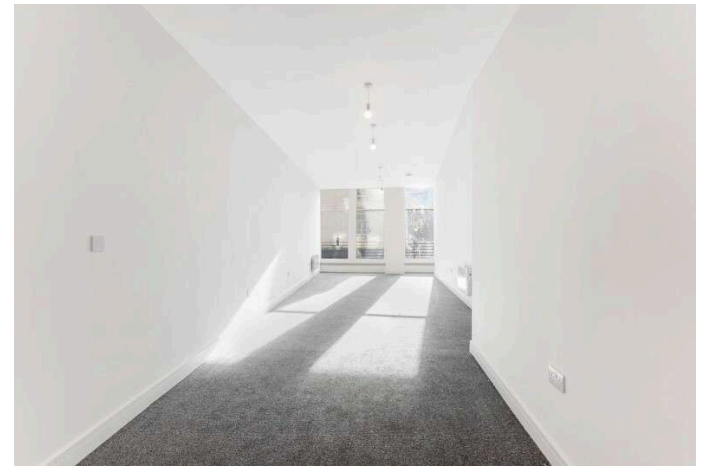
All the brand new fitted carpets are included in the sale price.

## HOME REPORT

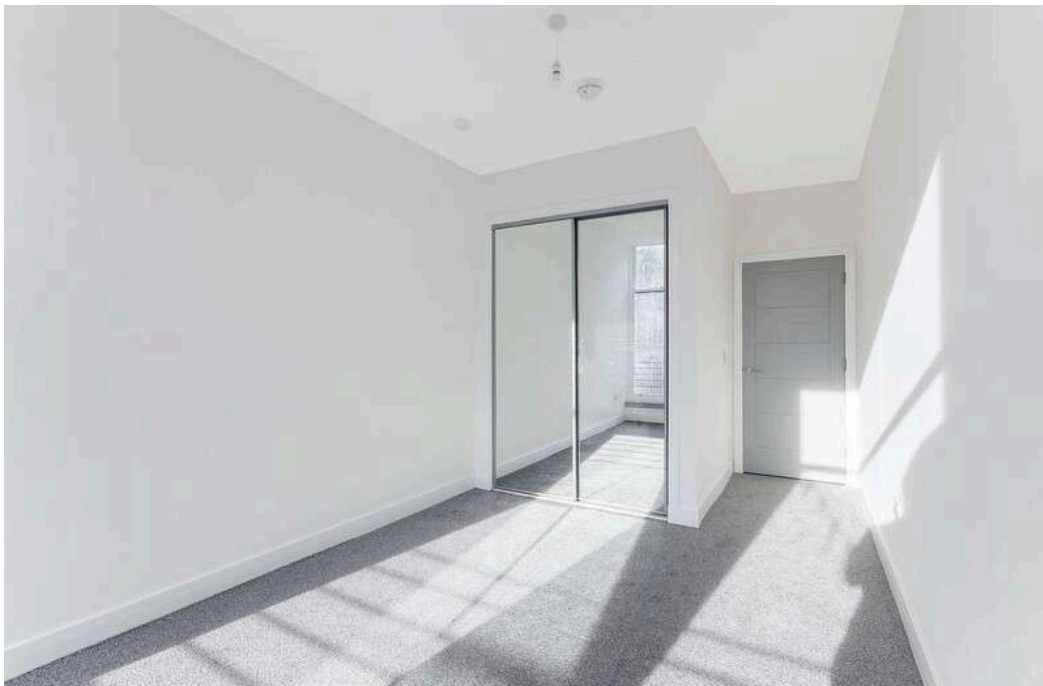
Please note that the property does not require a Home Report

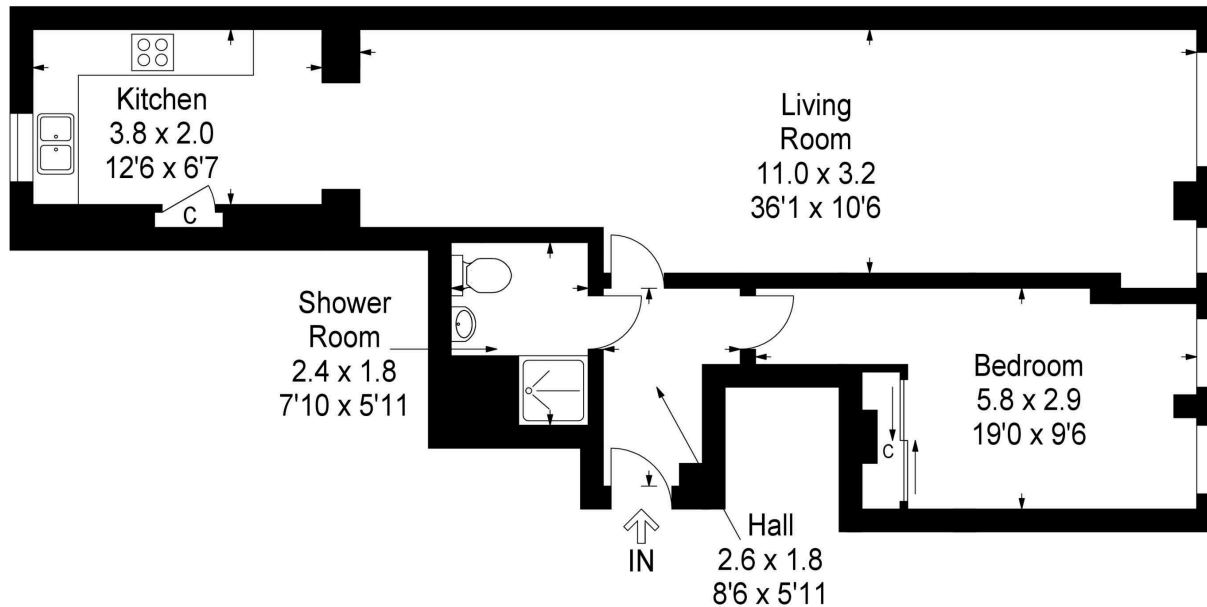












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces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

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[www.rossconnel.co.uk](http://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](mailto:ismith@ross.connel.co.uk)

