



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

**8b Top Right, Alexandra Street, Dunfermline,
KY12 0LS**
Offers Over £105,000



Fully modernised upper maisonette flat enjoying a convenient location close to the town centre. Recently redecorated throughout. Entrance Hall, Large lounge, Kitchen/Dining Room, 2 Bedrooms (cupboards), Shower room. Communal garden area to the rear. Gas central heating. Double glazing. Ideal First Time buyer or buy to let opportunity. EPC - E. Council Tax - B. Freehold.

LOCATION

Alexandra Street is situated only 1/2 a mile from Dunfermline town centre in a well established residential area. In addition to being convenient for all the amenities associated with the town centre, including a range of shops and leisure facilities. Alexandra Street also benefits from being within easy walking distance of Dunfermline public park. The local railway station offers regular commuter services to Edinburgh with intercity links to other parts of the UK. There is also a regular and convenient bus service both local and National, ideal for commuters.

PROPERTY - TOP FLOOR MAISONNETTE FLAT

- Large bright lounge
- Kitchen/Dining Room
- Shower room
- 2 Bedrooms
- Communal garden area
- Gas central heating
- Double glazing
- New carpets/vinyl flooring
- Wooden Floors in hall & lounge
- Freshly decorated throughout

ACCOMMODATION

Hall 2.69 m x 2.57 m / 8'10" x 8'5"

Doors to kitchen/dining room, lounge and shower Room. Under stairs cupboard. Stairs to upper level. Wooden flooring

Lounge 5.59 m x 3.81 m / 18'4" x 12'6"

Bright spacious room with wood flooring. Recessed windows. Cupboard housing electric meter.

Kitchen Dining Room 4.90 m x 3.81 m / 16'1" x 12'6"

"L" shape Kitchen/Dining Room. Kitchen area 7'10 x 6'7 (4.9m x 2m). Dining area 16'1 x 5'11 (4.9m x 1.8m). Range of fitted units with integrated oven and hob.. Contrasting work tops and splash backs. New vinyl flooring. Wall mounted gas boiler.Rear facing.

Shower Room

White shower suite. Useful storage cupboard. Rear facing.

Landing

Doors to bedrooms

Bedroom 1 5.59 m x 3.61 m / 18'4" x 11'10"

Spacious bedroom with velux style windows. Built in cupboard/wardrobe. New carpet. Front facing.

Bedroom 2 4.90 m x 2.69 m / 16'1" x 8'10"

Built-in cupboard/wardrobe. New carpet. Large recess area. Note measurements are into the recess. Rear facing.

Garden

There is a communal garden and drying area to the rear of the property.

HEATING

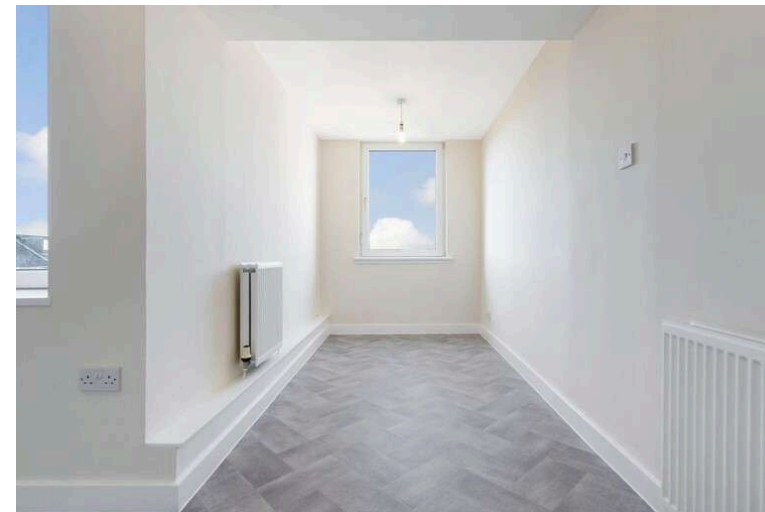
The property has gas central heating.

GLAZING

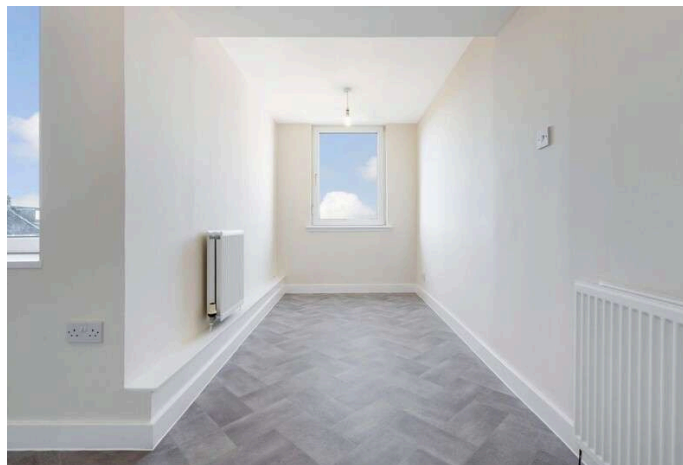
The property has double glazing.

EXTRAS

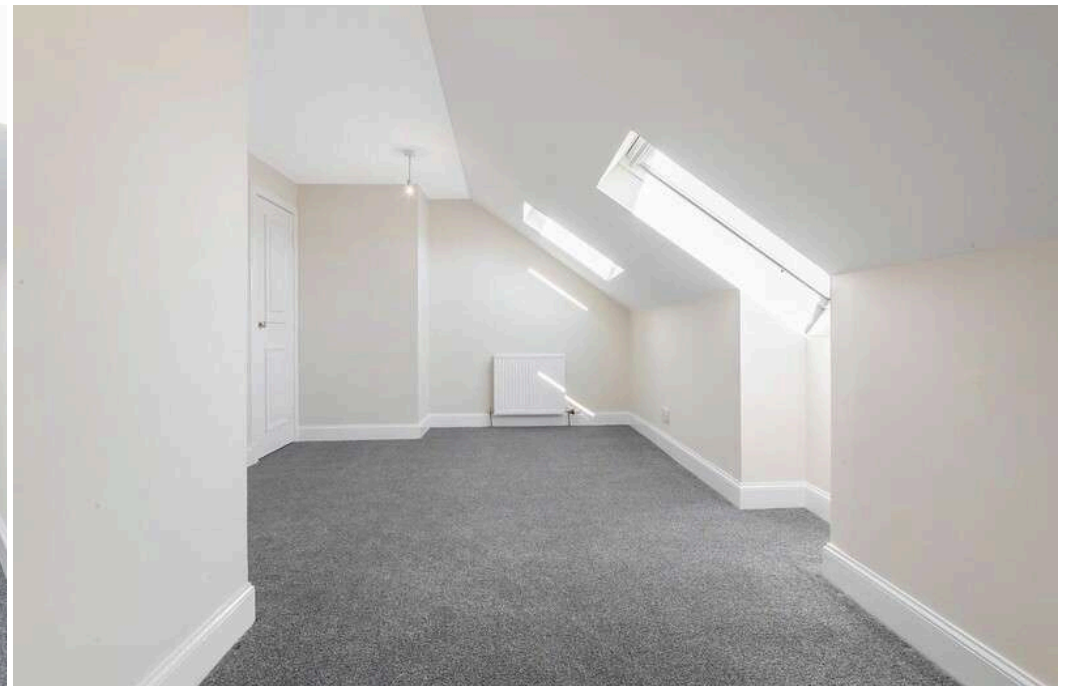
All fitted carpets are included in the sale price













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 Ross & Connel on 01383 721156

Home Report

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

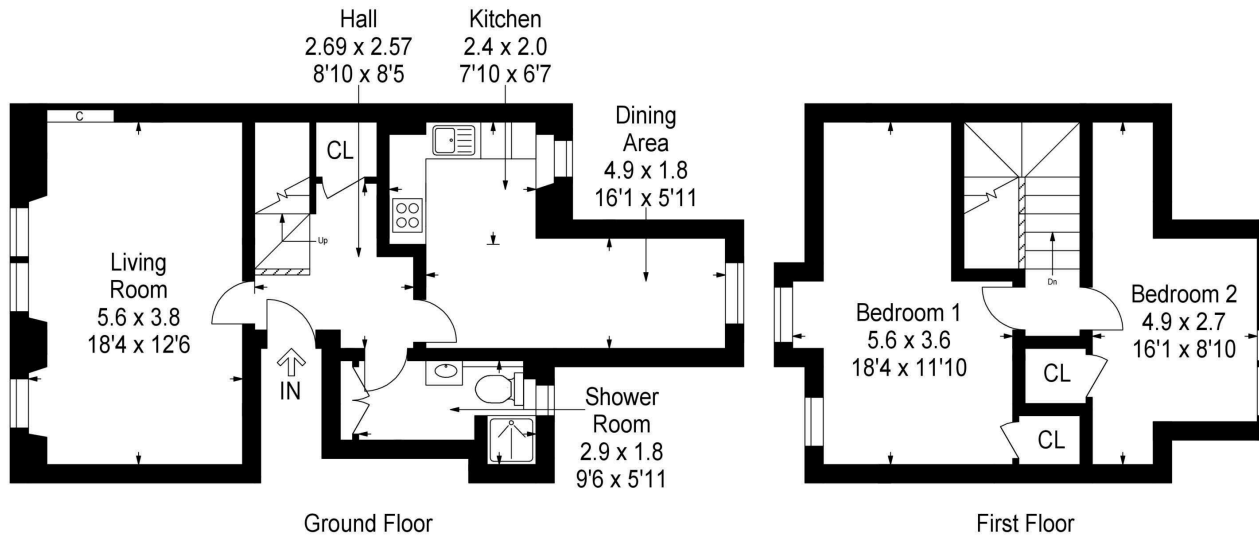
www.rossconnel.co.uk

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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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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