

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



41 Jubilee Court, Dunfermline, KY12 7PF
Offers Over £109,000



Well proportioned one bed apartment situated within the much sought after Jubilee Court retirement complex built by McCarthy Stone, located within walking distance of all city centre amenities. Reception hall, Lounge/dining room, Kitchen, Double bedroom. Bathroom. Electric heating. Double glazing. This complex enjoys a pleasant outlook over landscaped communal gardens and has the benefit of a house manager, 24 hour care line service, secure entry system, lift to all levels, laundry room, residents lounge and guest suite available by booking. Private residents/visitors parking. EPC - C. Council tax - C. Freehold.

LOCATION

Jubilee Court is set off St Margaret Street, conveniently located in the heart of Dunfermline City Centre, adjacent to Dunfermline's ancient Abbey and within walking distance of Dunfermline Railway Station. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Local high street shops, banks, hotels and well-reputed primary and secondary schools are all within walking distance. The property is also situated close to Pittencrieff Park and Andrew Carnegie Birthplace Museum.

PROPERTY - SECOND FLOOR FLAT

- Reception hall
- Lounge/dining room
- Kitchen
- Double bedroom
- Bathroom
- Electric heating
- Double glazing.
- Landscaped communal gardens
- open southerly views to the Forth Bridges and Pentland Hills beyond
- House manager
- 24 hour care line service
- Secure entry system
- Lift to all levels
- Laundry room
- Residents lounge
- Guest suite available by booking
- Private residents/visitors parking

ACCOMMODATION

Hall

With doors to the lounge, Bedroom and bathroom. Walk in storage cupboard. Further storage cupboard.

Lounge/Dining room 6.10 m x 5.30 m / 20'0" x 17'5"

This is a bright and well proportioned room. Door to kitchen. Front and rear.

Kitchen 3.30 m x 1.70 m / 10'10" x 5'7"

Rear.

Bedroom 1 5.30 m x 3.00 m / 17'5" x 9'10"

This good sized double bedroom enjoys the benefit of a double built in wardrobe. Rear.

Bathroom 2.30 m x 2.00 m / 7'7" x 6'7"

Fitted with a white suite with shower set over the bath. Extensively tiled. Mid.

Gardens

The complex is set within mature gardens to rear which boast a host of flower beds, shrubs, mature trees, well manicured lawn and a south facing aspect with maximum privacy.

Additional Info

Please note: Occupiers must be aged over 60 years and in case of joint purchasers the second party must be aged approximately 55 years. Jubilee Court is not suitable for those who require special care.

Factoring

An annual fee will be charged for the factoring of the building which covers building insurance, House Manager service, gardening, cleaning and upkeep of public areas and of the building, lift maintenance and tv/phone intercom system. The estimated fee is approximately £120.00 per month.

PARKING

There is ample residents and visitor parking.

HEATING

Electric heating.

GLAZING

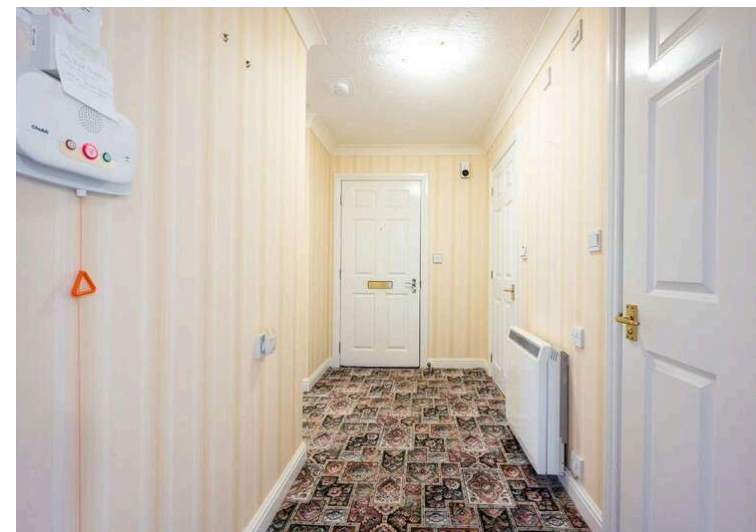
Double glazing

EXTRAS

All the carpets 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.













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

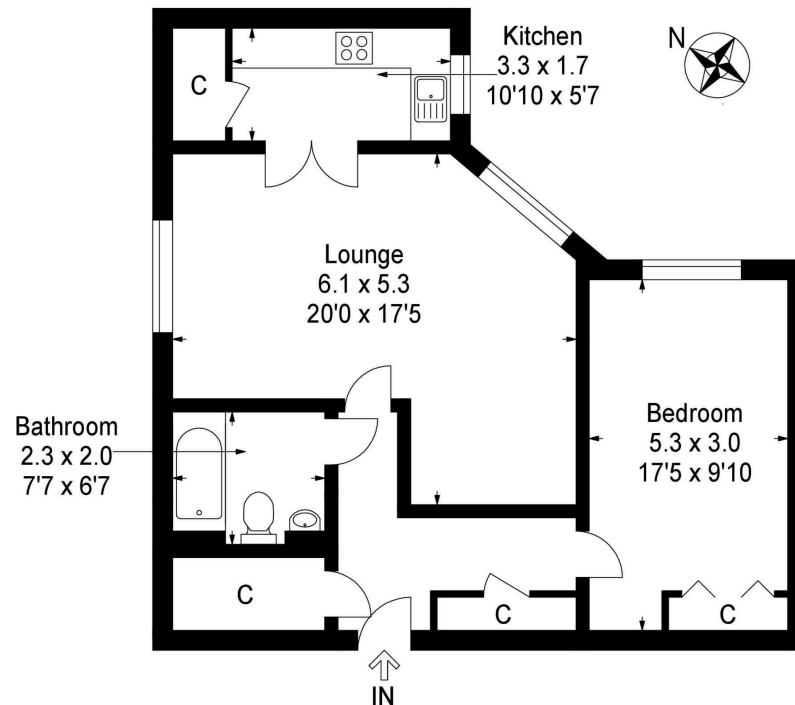
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www.rossconnel.co.uk

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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