



ROSS & CONNELL

Solicitors Estate Agents & Business Brokers

62 Appin Crescent, Dunfermline, KY12 7QH
Offers Over £114,000



Traditional stone built mid terraced cottage situated within walking distance to the City Centre, Public Park and railway station. Entrance vestibule, Hall, Lounge, Kitchen, Sun lounge, 2 Double bedrooms, Bathroom. Large attic space. Double glazing. Gas central heating. Gardens to front and rear. Requires modernisation and upgrading. Great potential. Ideal starter home. EPC - E. Council Tax - B. Freehold.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House reflect the historic interest of the Town, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the River Forth and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a City. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY - MID TERRACED COTTAGE

- Entrance vestibule
- Hall
- Lounge
- Kitchen
- Sun Lounge
- 2 Double bedrooms
- Bathroom
- Large attic space
- Double glazing
- Gas central heating
- Gardens to front and rear
- Requires modernisation and upgrading
- Great potential

ACCOMMODATION

Entrance Vestibule

With door to hall.

Hall

With doors to lounge, kitchen, 2 bedrooms and bathroom.

Lounge 4.14 m x 3.08 m / 13'7" x 10'1"

This is a good sized lounge. Rear.

Kitchen 4.14 m x 3.16 m / 13'7" x 10'4"

Requires full upgrade. Door to Sun Lounge. Rear.

Sun Lounge 2.01 m x 1.82 m / 6'7" x 6'0"

Door to garden. Rear.

Bedroom 1 3.67 m x 3.16 m / 12'0" x 10'4"

A good sized double bedroom. Storage cupboard. Front.

Bedroom 2 3.67 m x 3.08 m / 12'0" x 10'1"

The second bedroom is also of double proportions. Front.

Bathroom 2.94 m x 1.75 m / 9'8" x 5'9"

Requires upgrading. Rear

Gardens

There are good sized gardens to the front and rear. The front garden has been mainly laid in slabs with borders for general planting. The larger garden to the rear comprises patio areas, a lawn area, a drying area and areas for planting. The rear garden is fully enclosed by fencing, hedging and walling. Brick built storage.

HEATING

Gas central 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.

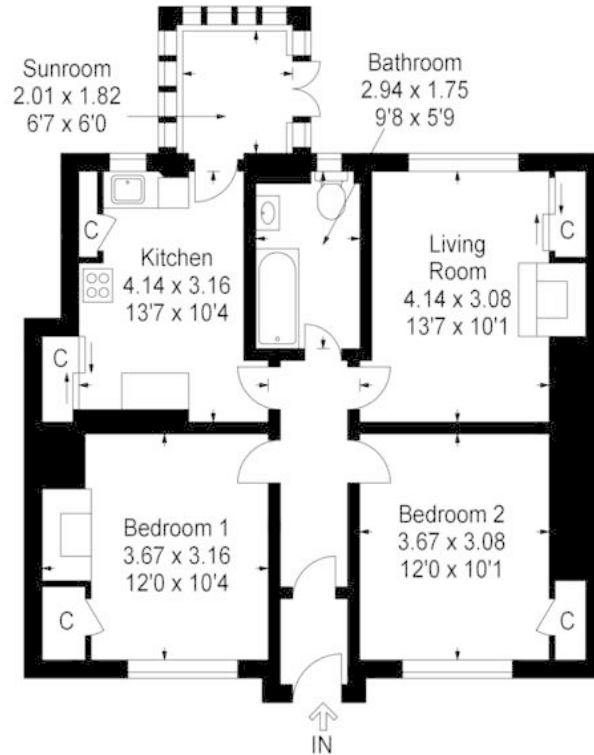












VistaBee
DIGITAL CONTENT CREATION

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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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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