

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



44 Blake Street, Dunfermline, KY11 4PW
Offers Over £94,000



Bright and well proportioned ground floor flat attractively located within popular residential area. Entrance vestibule, Hall, Lounge, Breakfasting kitchen, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Neatly presented. Gardens to front and rear. Off street parking to front. Ideal starter/retirement home. Early viewing essential. EPC - C. Council Tax - B. Freehold.

LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing

PROPERTY - GROUND FLOOR FLAT

- Vestibule
- Hall
- Lounge
- Breakfasting kitchen
- 2 Double bedrooms (Wardrobes)
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Off Street parking
- Superb starter/retirement home
- Neatly presented throughout

ACCOMMODATION

Entrance Vestibule

With door to hall.

Hall

With doors to lounge, 2 bedrooms and shower room. Large storage cupboard.

Lounge 4.50 m x 4.10 m / 14'9" x 13'5"

A well proportioned lounge with most attractive feature fireplace. Door to kitchen. Front.

Breakfasting Kitchen 4.30 m x 2.20 m / 14'1" x 7'3"

This is a well proportioned breakfasting kitchen. Door to garden. Rear.

Bedroom 1 4.40 m x 3.40 m / 14'5" x 11'2"

This good sized double bedroom boasts a double built in wardrobe with sliding mirror doors. Front.

Bedroom 2 3.60 m x 3.00 m / 11'10" x 9'10"

The second double bedroom is also of good proportions and enjoys the benefit of a built in wardrobe with sliding mirror doors. Rear.

Shower Room 2.20 m x 1.80 m / 7'3" x 5'11"

Fitted with a modern white suite. Extensively tiled. Rear.

Gardens

This property boasts areas of garden ground to the front and rear. The front garden has mainly been laid in monoblock offering off street parking. The larger rear garden has been laid in red chips with a slabbed patio area for ease of maintenance. The gardens are fully enclosed.

DRIVEWAY

The property boasts off street parking to the front.

HEATING

There is gas central heating.

GLAZING

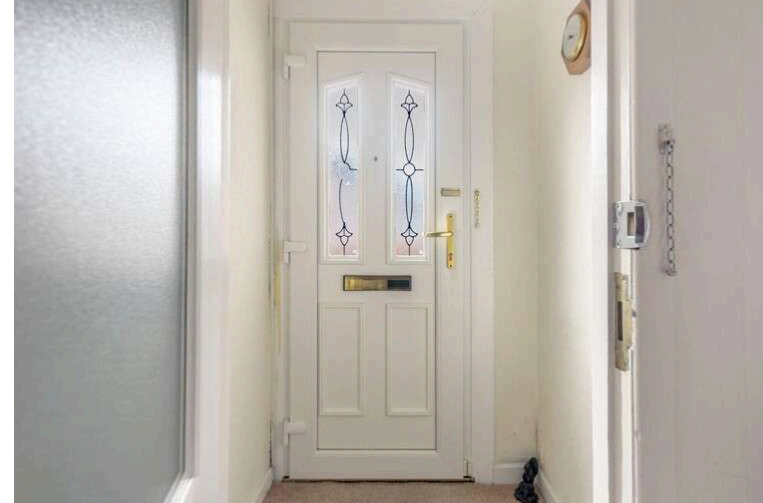
There is double glazing.

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.

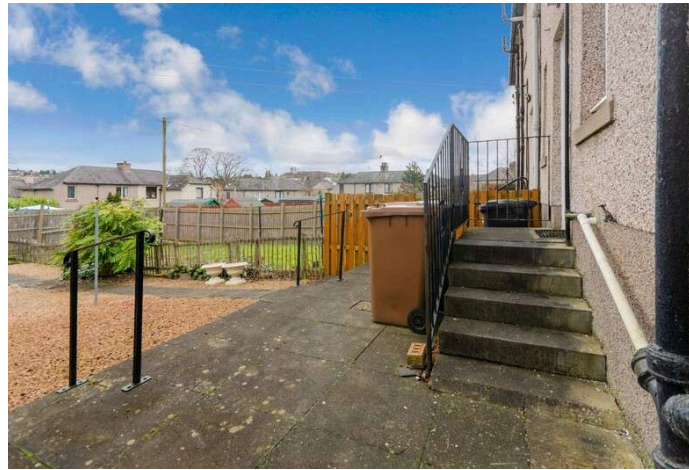












VIEWING

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

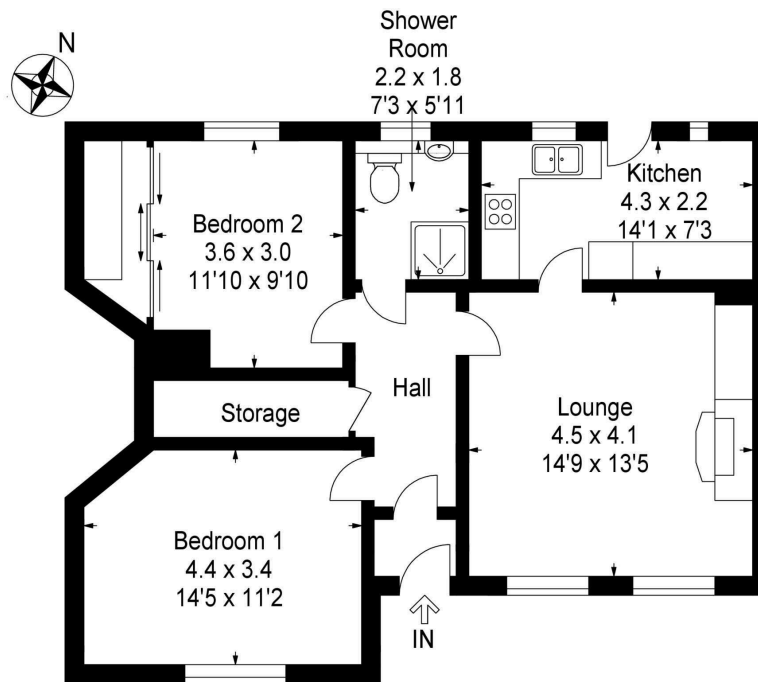
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www.rossconnel.co.uk

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 where possible or to surfaces indicated by arrow heads. (ID 110927)

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