

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



55d Tarmachan Road, Dunfermline, KY11 8LA
Offers Over £134,000



Most attractive first floor flat enjoying a pleasant location in the eastern expansion with excellent commuter links to Edinburgh. Secure mutual entrance with entry phone system, Hall, Lounge (Juliette Balcony with attractive views), Breakfasting kitchen, 2 Double bedrooms (Master en-suite shower room), Bathroom. Mutual gardens. Allocated parking. Ample visitor parking. Double glazing. Gas central heating. Well maintained factored building. Moder decor. Neatly presented throughout. Excellent energy efficiency. EPC - B. Council - TBC. 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 City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road 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 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 modern 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. Tarmachan Road is within walking distance of Masterton Primary and Duloch primary schools.

PROPERTY - FIRST FLOOR FLAT

- Secure mutual entrance with entry phone system
- Hall
- Lounge (Juliette Balcony with views)
- Breakfasting kitchen
- 2 bedrooms (Master en-suite shower room)
- Bathroom
- Double glazing
- Gas central heating
- Allocated parking
- Ample visitor parking
- Mutual garden areas
- Modern decor
- Superb location with attractive views to the front
- Internal viewin is highly recommended

ACCOMMODATION

Secured mutual entrance stair

Secure mutual entrance with entry phone system. The well-lit, clean and airy hall/stair gives access to all the properties in the block.

Hall

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

Lounge 4.50 m x 3.60 m / 14'9" x 11'10"

This is a well proportioned lounge which features a Juliette Balcony. The lounge has a lovely open outlook to the front. Door to kitchen. Front.

Breakfasting Kitchen 3.60 m x 2.50 m / 11'10" x 8'2"

A good sized modern fitted kitchen. Space for table and chairs. Front.

Master Bedroom 4.50 m x 3.80 m / 14'9" x 12'6"

A lovely generously proportioned double bedroom which enjoys the benefit of a double built in wardrobes. Door to en-suite. Rear.

En-suite Shower room 2.50 m x 1.60 m / 8'2" x 5'3"

Fitted with modern white suite with attractive tiling. Mid.

Bedroom 2 3.30 m x 3.10 m / 10'10" x 10'2"

The second bedroom also has a double built in wardrobe. Front.

Bathroom 2.30 m x 1.70 m / 7'7" x 5'7"

The bathroom is fitted with a modern white suite. Mid

Gardens

The property enjoys mutual areas of garden ground to the front side and rear, which is shared to all the other properties in the block.

PARKING

There is an allocated parking area and ample areas of parking for visitors.

HEATING

Gas central heating.

GLAZING

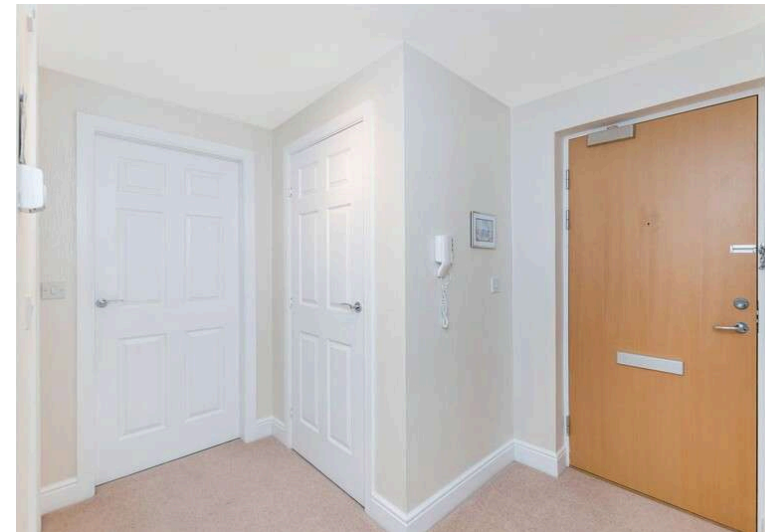
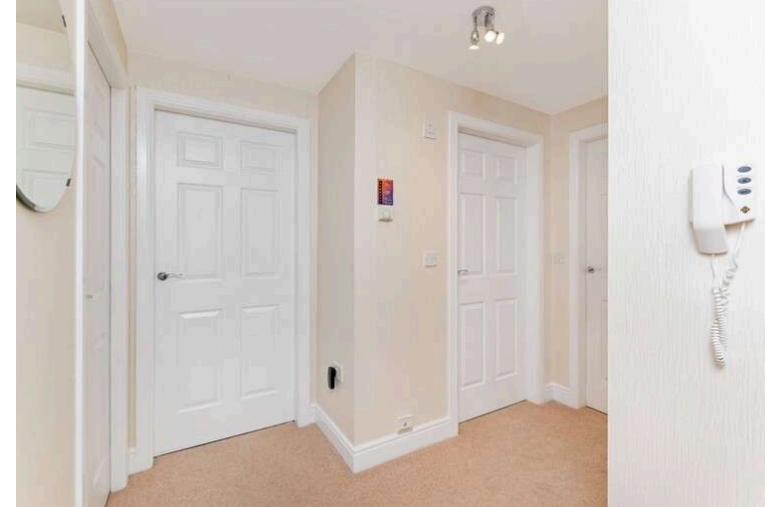
Double glazing.

EXTRAS

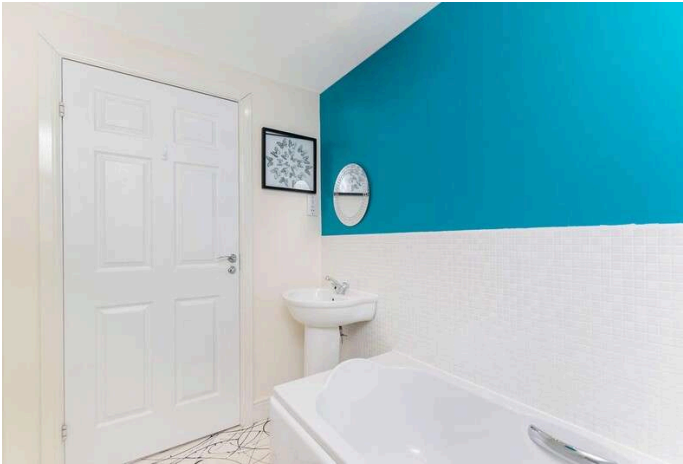
All the fitted carpets and blinds are included in the sale price. Many other items may be available.

FACTORING

There is a factor fee for this property, which is approximately £200 per quarter. This fee covers the buildings insurance, communal garden/ground maintenance and communal internal areas cleaning and maintenance.













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 Lee-Anne Smith at 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.

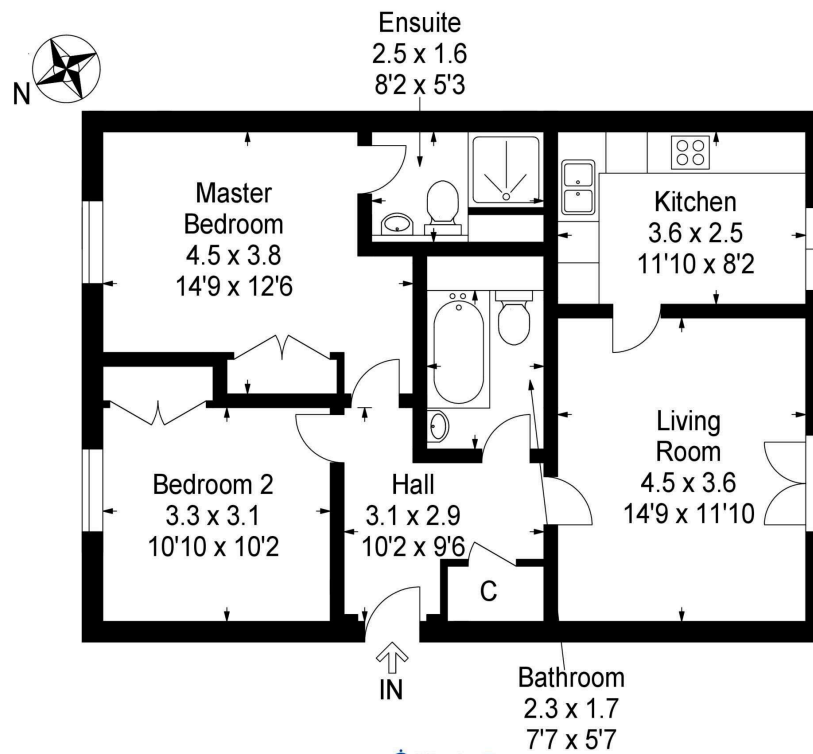
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www.rossconnel.co.uk

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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