

A photograph of a three-story apartment building with a central courtyard. The building has a light-colored, textured facade and numerous windows with white frames and brown surrounds. The courtyard features a green lawn, a paved walkway, and some landscaping including small trees and flower beds. A black metal fence is visible on the right side of the courtyard.

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

Flat H, 12 Fulmar Drive, Dunfermline, KY11 8JY
Offers Over £149,000



Ross & Connel are delighted to bring to the market this executive first floor flat of excellent proportions situated within exclusive development of modern homes, close to Tesco Superstore, Fife Leisure Park, schooling and motorway network. Mutual secured entrance stair, Hall, Spacious Lounge, Dining kitchen with integrated appliances, 2 Double bedrooms (Master en-suite), Bathroom. Communal garden ground. Detached communal outhouse for bin store. Double glazed. Gas central heating. Good storage throughout. Ample private parking for residents & visitors. Immaculately presented. Fresh decor. Quality fixtures and fittings throughout. Oak panelled doors. EPC - B. Council Tax - D. Freehold.

LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City 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 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. 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 - FIRST FLOOR FLAT

- Mutual entrance stair with Entryphone system
- Hall
- Lounge
- Dining kitchen
- 2 Double bedrooms (Master en-suite shower room)
- Bathroom
- Double glazing
- Gas central heating
- Mutual outhouse for storing the bins
- Mutual garden area
- Pristine décor
- Oak internal doors

ACCOMMODATION

Mutual Entrance stair

The mutual entrance is extremely well kept and gives access to all the apartments in the block via a secured Entryphone system.

Hall

This is spacious and welcoming reception hall. Solid Oak doors lead to all the apartments. Storage cupboard with double Oak doors.

Lounge 5.10 m x 3.30 m / 16'9" x 10'10"

This is a lovely, bright and spacious lounge enjoying a large corner window feature. Front.

Dining Kitchen 4.80 m x 3.00 m / 15'9" x 9'10"

A good sized kitchen with space for a table and chairs. Integrated appliances. Rear.

Master Bedroom 3.80 m x 2.80 m / 12'6" x 9'2"

The master bedroom is of good proportions and enjoys the benefit of a built in wardrobe with sliding doors. Oak door to en-suite. Front.

En-suite Shower room 1.80 m x 1.70 m / 5'11" x 5'7"

Fitted with a modern white suite. Front.

Bedroom 2 3.50 m x 2.80 m / 11'6" x 9'2"

The second bedroom is also of double proportions and has a double built in wardrobe. Rear.

Bathroom 1.90 m x 1.70 m / 6'3" x 5'7"

The family bathroom is fitted with a modern white suite with the wash hand basin set in a vanity unit incorporating storage cupboards. Mid.

Garden

There are well maintained areas of garden ground surrounding the apartments.

Outhouse bin store

There is a handy mutual outhouse for storing the bins.

PARKING

There is ample parking for residents and visitors.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

FACTORING FEE

There is factoring of the building which covers building insurance, gardening, cleaning and upkeep of public areas. See Home Report for further details.

HOME REPORT

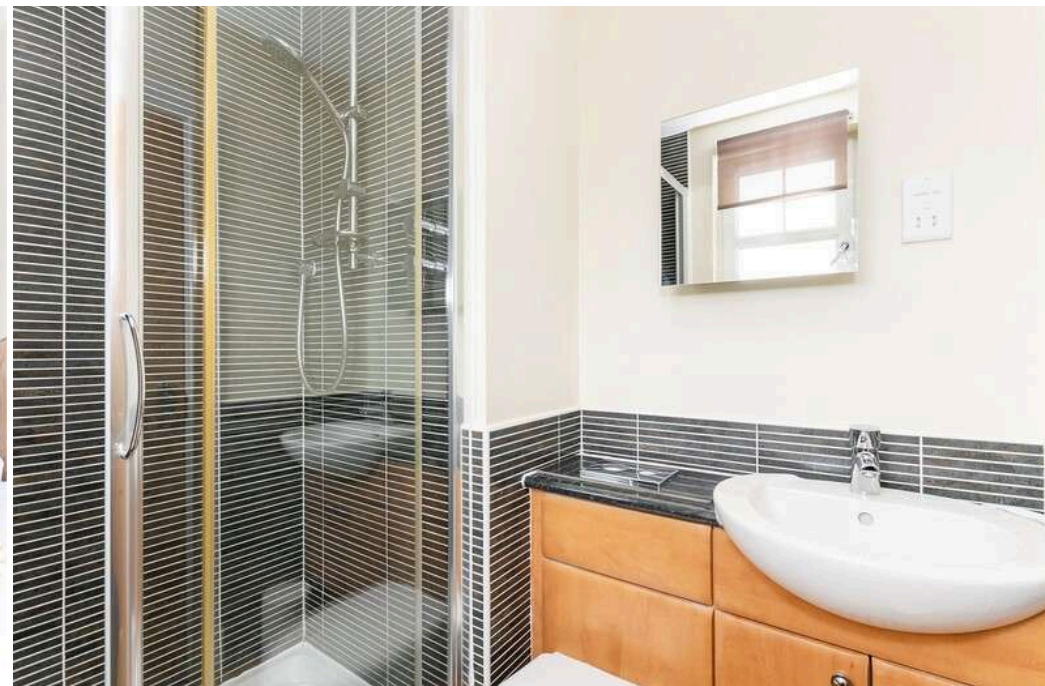
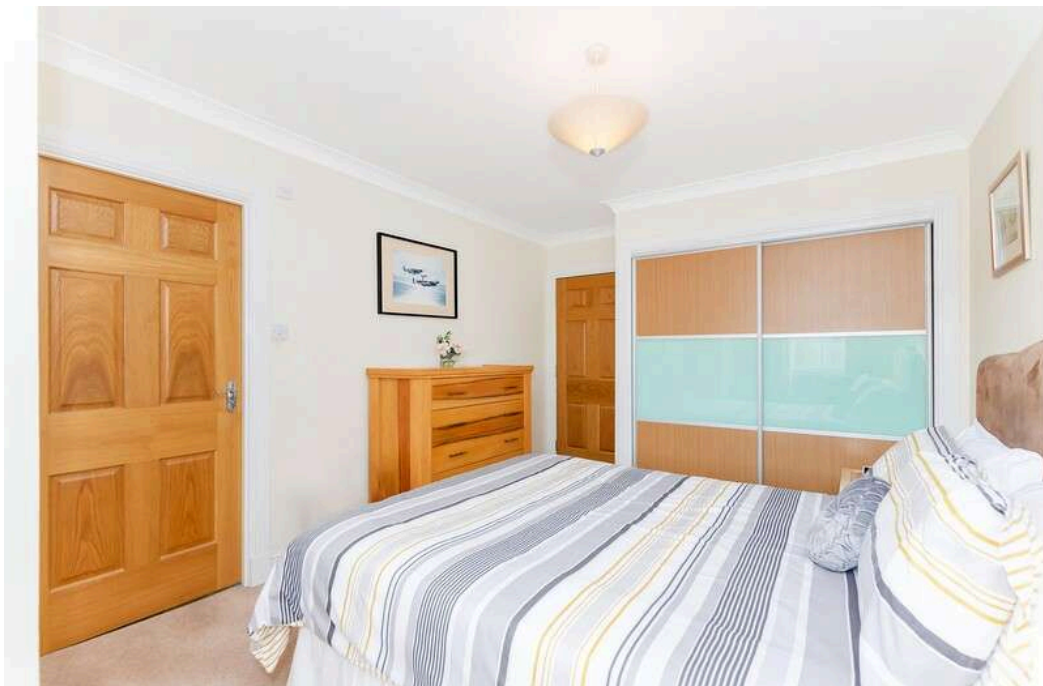
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













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 Lee-Anne Smith at Ross & Connel on 01383 721156

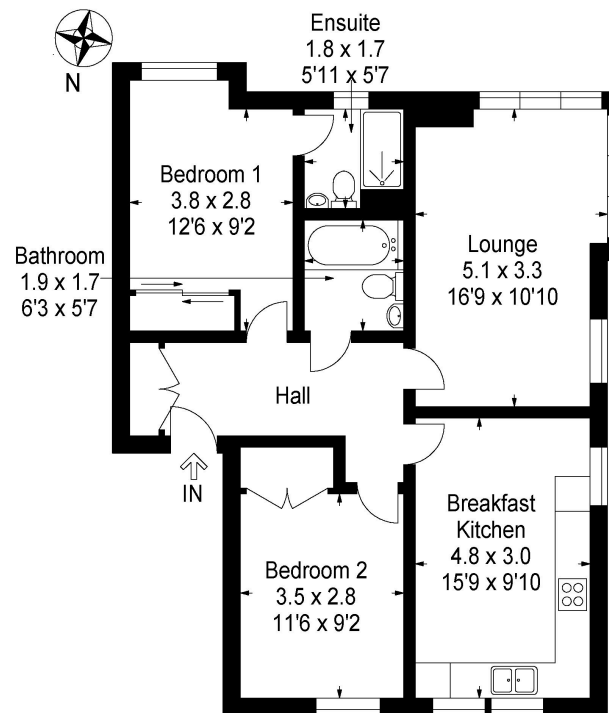
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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