

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



14b Kenneth Place, Dunfermline,
Offers Over £134,950



A modern, well-presented ground floor flat located in a modern development within the eastern expansion of Dunfermline. Mutual entrance hall, Lounge/Dining room, Attractive fitted kitchen, 2 Double Bedrooms, Shower room (New). Double glazing. Gas central heating. Mutual areas of garden ground. Entryphone system. Ample resident's parking available to the rear. Modern decor. Move in condition. Ideal starter/retirement home. Viewing comes highly recommended. EPC - C. Council Tax - D. Freehold.

LOCATION

Kenneth Place is ideally placed for amenities with a Tesco superstore, Duloch Leisure centre and Fife Leisure Park all within walking distance of the property. Transport links available via the M90 motorway, Halbeath Park and Ride and several local train stations. Masterton Primary School is within walking distance.

PROPERTY - GROUND FLOOR FLAT

- Mutual entrance hall
- Lounge/Dining room (French doors)
- Attractive fitted kitchen with built in appliances
- 2 Double bedrooms
- Recently upgraded shower room
- Double glazing
- Gas central heating
- Mutual gardens
- Ample residents parking
- Modern decor
- Ideal starter home
- Internal viewing recommended

ACCOMMODATION

Mutual Entrance Hall

With access to all the apartments in the building.

Hall

with doors leading to the lounge/dining room, 2 bedrooms and shower room. 3 Storage cupboards.

Lounge/Dining room 5.40 m x 3.90 m / 17'9" x 12'10"

This is a lovely, well proportioned lounge/dining room, which features a Juliette balcony. Access to the kitchen. Front.

Kitchen 4.00 m x 3.10 m / 13'1" x 10'2"

This is a good sized kitchen, which is well fitted with modern floor and wall units and complementary worktops. Rear.

Bedroom 1 3.50 m x 2.40 m / 11'6" x 7'10"

An attractive double bedroom which enjoys the benefit of a built in wardrobe. Side.

Bedroom 2 4.70 m x 3.10 m / 15'5" x 10'2"

This is an attractive double bedroom of irregular shape. Front.

Shower Room 3.30 m x 2.20 m / 10'10" x 7'3"

The stylish shower has recently been refitted with a contemporary white suite incorporating black fittings. Rear.

Gardens

There are attractive, well maintained mutual areas of garden ground surrounds the building.

PARKING

There is ample residents and visitors parking to the rear of the building.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

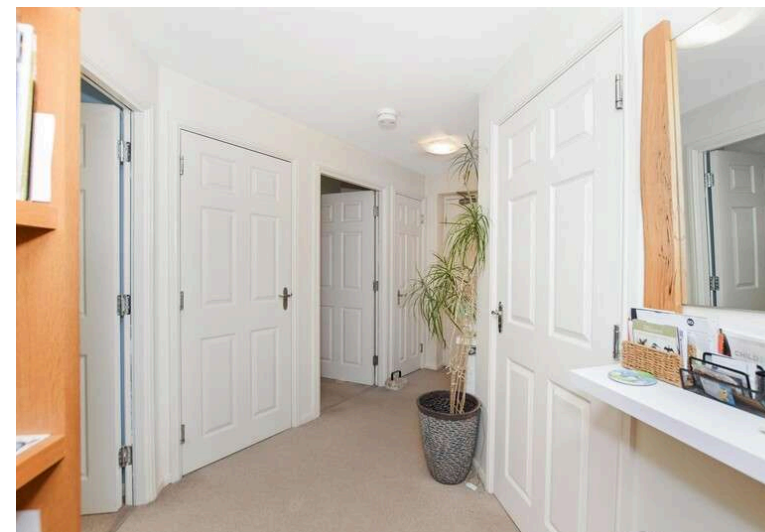
All the carpets and blinds are included in the sale price.

FACTORING FEE

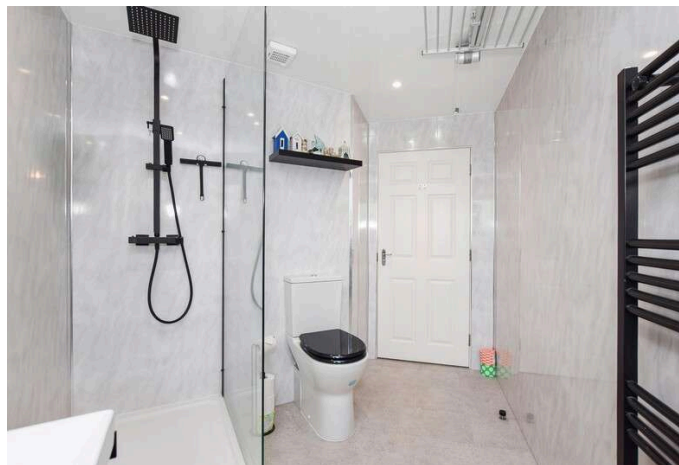
There is factoring of the building which covers building insurance, gardening, cleaning and upkeep of public areas. Approximately £65 per month. See Home Report for further details.

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

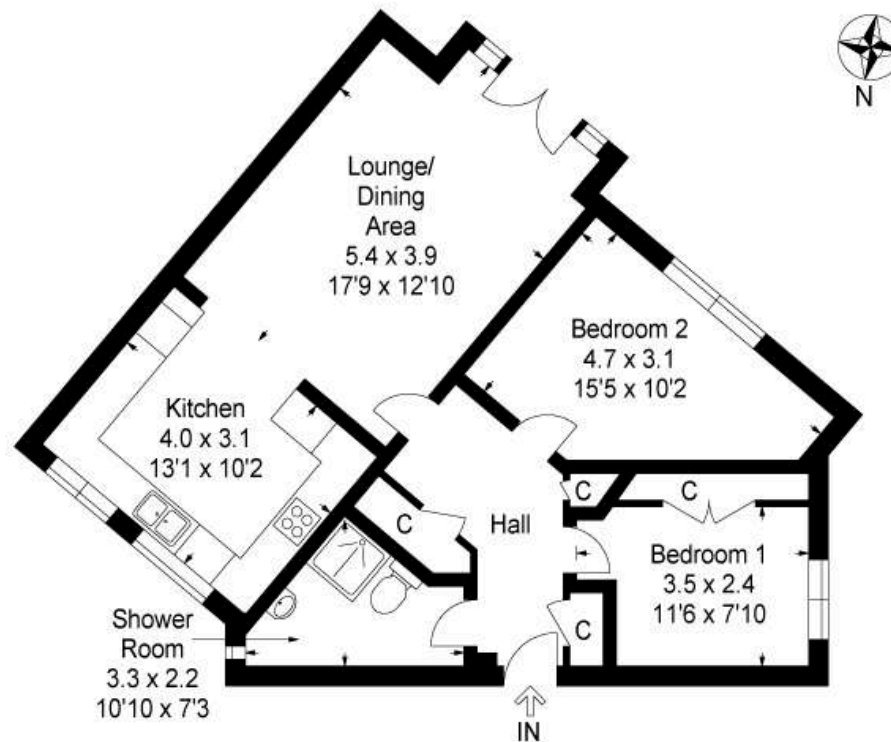
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www.rossconnel.co.uk

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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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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