



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

22 Gladstone Place, Dunfermline, KY12 0JN
Offers Over £138,000



Beautifully presented first floor flat modernised and upgraded to an excellent standard and enjoying a pleasant location within easy reach of schools, City centre and local amenities. Private entrance stair, Hall, Lounge, Breakfasting kitchen, 3 Double bedrooms, Bathroom. Double glazing (upgraded). Gas central heating (New boiler). Flexible accommodation. Most attractive private garden to rear. Good storage accommodation. Modern decor throughout. Move in condition. Excellent first time home, family home or buy to let investment. Viewing highly recommended. EPC - C. Council tax - B. Freehold.

LOCATION

Gladstone Place is situated only 1/2 a mile from Dunfermline City Centre in a well-established and much sought after residential area. In addition to being very convenient for all the amenities associated with the town centre, including a range of shops and leisure facilities Gladstone Place benefits from being within easy walking distance of Dunfermline public park and Pittencrieff Park. The local Railway station, which is also easily accessed offers regular commuter services to Edinburgh with intercity links to other parts of the UK. There is also a regular and convenient bus service both local and National, ideal for commuters. There are primary and secondary schooling which are also within easy access.

PROPERTY - FIRST FLOOR FLAT

- Private entrance stair
- Hall
- Lounge
- Breakfasting kitchen
- Dining room/Bedroom 3
- 2 Further double bedrooms
- Bathroom with shower set over the bath
- Flexible accommodation
- Double glazing (Recently upgraded)
- Gas central heating (New boiler)
- Neatly presently throughout
- Modern decor
- Move in condition
- Ideal family/starter home
- Opportunity for buy to let
- Internal viewing is a must!

ACCOMMODATION

Private entrance stair

A recently replaced anthracite grey front door gives access to the property. Stairs to upper level. Door to hall.

Hall

This is a bright hall which gives access to the lounge, kitchen, Dining room/Bedroom 3, 2 Bedrooms, Utility cupboard and bathroom. Storage cupboard.

Lounge 4.50 m x 3.70 m / 14'9" x 12'2"

This is a lovely, bright and well proportioned lounge. Front.

Dining Room/Bedroom 3 3.90 m x 2.80 m / 12'10" x 9'2"

This is a well proportioned double bedroom, which is currently being used as a formal dining room. Built in storage cupboard. Front.

Breakfasting Kitchen 3.20 m x 2.10 m / 10'6" x 6'11"

This is a good sized breakfasting kitchen. Rear.

Bedroom 1 4.40 m x 3.20 m / 14'5" x 10'6"

A lovely, bright double bedroom of good proportions. Front.

Bedroom 2 3.20 m x 3.00 m / 10'6" x 9'10"

The second bedroom is also of double proportions. Rear.

Bathroom 2.20 m x 1.20 m / 7'3" x 3'11"

Fitted with a modern white suite incorporating a shower set over the bath. Fully tiled. Rear.

Utility cupboard

This is a very handy area in any family home. Side.

Garden

An excellent feature this property has to offer is the lovely, well proportioned area of private garden ground located to the rear of the property and comprises an area of lawn, a patio area, flower beds and is bounded by fencing and hedging.

HEATING

Gas central heating. The gas boiler has recently been upgraded.

GLAZING

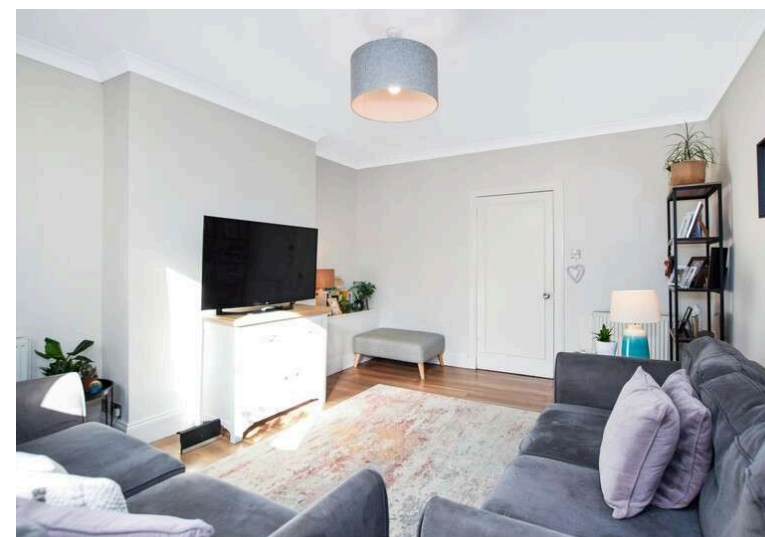
Double glazing which has also been upgraded in recent years.

EXTRAS

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

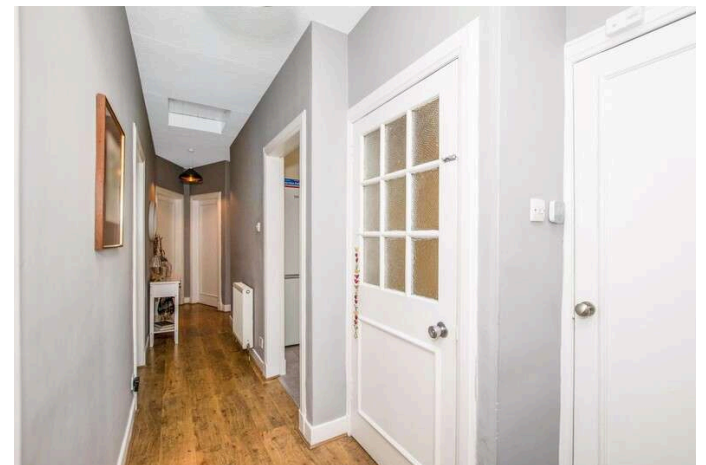
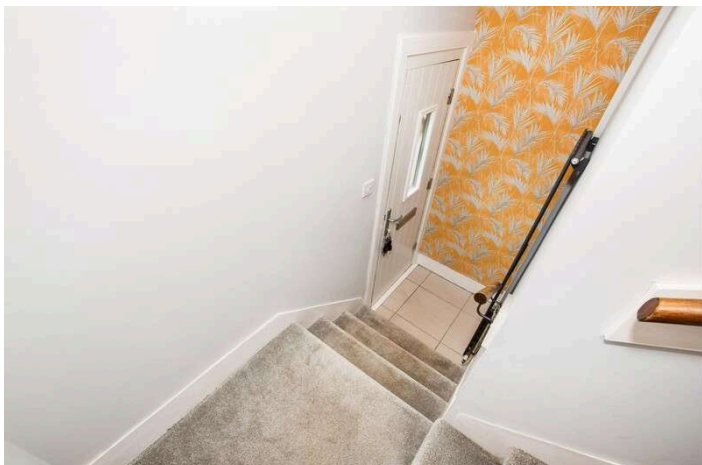
HOME REPORT

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





A House
IS MADE OF
WALLS AND BEAMS
A Home
IS MADE OF
LOVE AND DREAMS









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

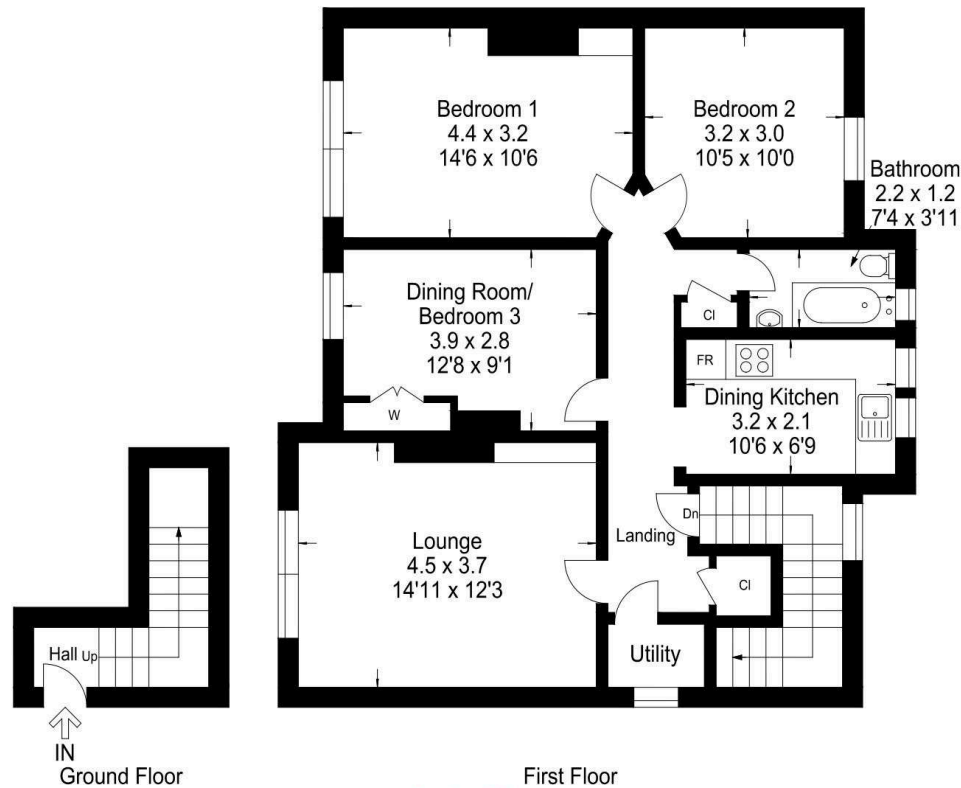
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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

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)
VistaBee 2024

