

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



Flat 10, 33 Plover Crescent, Dunfermline
Offers Over £139,950



Bright and beautifully presented top floor flat enjoying an attractive corner location with most pleasant views across Dunfermline to the Abbey and beyond. Secured Private entrance stair, Hall, Lounge/Dining room, Breakfasting kitchen, 2 Double bedrooms (Master en-suite shower room), Bathroom. Double glazing. Gas central heating. Good storage accommodation. Walk in condition. Pristine decor. Superb starter home. Security entryphone. Mutual gardens. Allocated car parking area. EPC - B. Excellent energy efficiency. Council Tax - D. Freehold.

LOCATION

Plover Crescent is a lovely street that forms part of a popular residential development located approximately three miles from Dunfermline City Centre, on the eastern edge of the Duloch Park development. There is Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

PROPERTY - TOP FLOOR FLAT

- Secured entrance stair
- Hall
- Lounge/Dining room
- Breakfasting Kitchen
- 2 Double bedrooms (Master en-suite)
- Bathroom
- Gas central heating
- Double glazing
- Mutual areas of garden ground
- Allocated parking area
- Pristine decor
- Immaculately presented
- Excellent energy efficiency - EPC B
- Internal viewing is a must!!

ACCOMMODATION

Secured mutual entrance stair

A very well kept mutual entrance stair gives access to all the flats in the block.

Hall

With doors to the lounge, kitchen, 2 bedrooms and bathroom.

Lounge/dining room 4.9 m x 3.6 m / 16'1" x 11'10"

This is a beautiful, bright lounge, which enjoys a twin aspect with window to the front and French doors to Juliette balcony with views stretching across the city. side.

Breakfasting Kitchen 3.60 m x 3.00 m / 11'10" x 9'10"

This very smart kitchen is well fitted with modern floor and wall units. Space for table and chairs. Side.

Master Bedroom 5.00 m x 4.10 m / 16'5" x 13'5"

This is a beautiful, well proportioned double bedroom which boasts two double built in wardrobes. Door to en-suite shower room. Side.

En-suite Shower room 2.90 m x 1.60 m / 9'6" x 5'3"

This is a well proportioned en-suite shower room which with a modern white suite. Mid.

Bedroom 2 3.80 m x 2.70 m / 12'6" x 8'10"

The second double bedroom is also of double proportions that features a glazed door to Juliette balcony. Double built in wardrobe. Front.

Bathroom 2.40 m x 2.10 m / 7'10" x 6'11"

Fitted with a modern white suite. Attractive tiling. Mid.

Garden

There are superbly maintained areas of mutual garden grounds surrounding the building.

PARKING

There is an allocated parking space and ample visitor parking.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

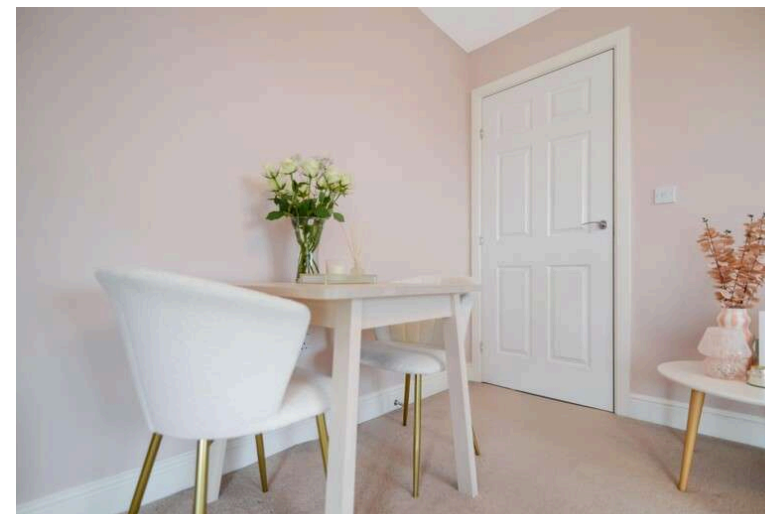
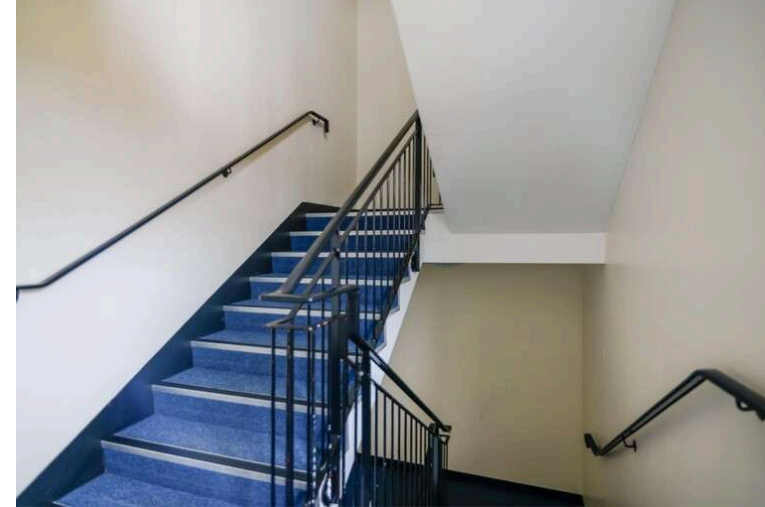
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

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

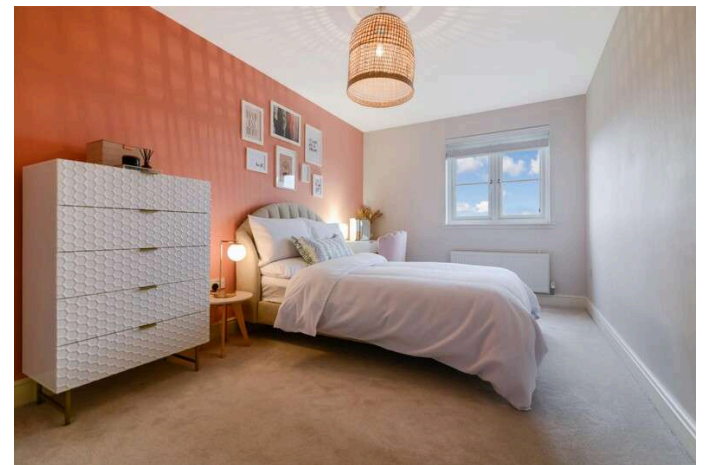
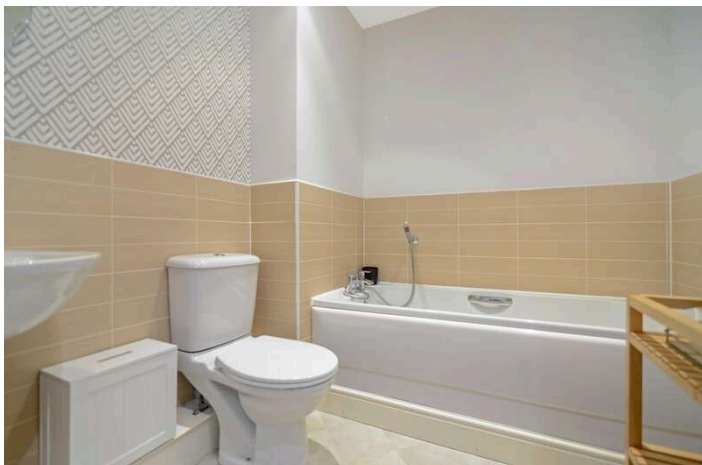
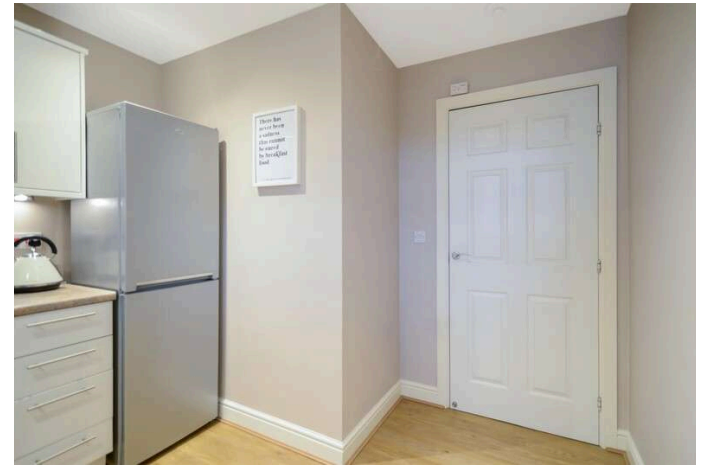
EPC Rating

This property has a current rating band B (81). The average rating for EPCs in Scotland is band D (61).

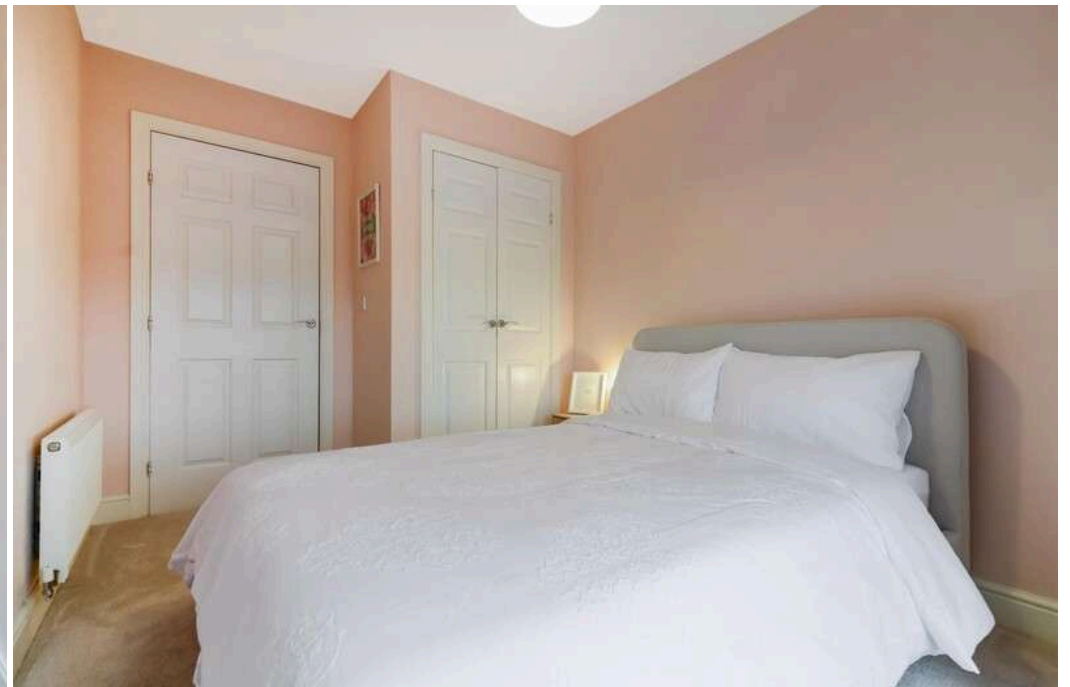


ADA
AREA











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

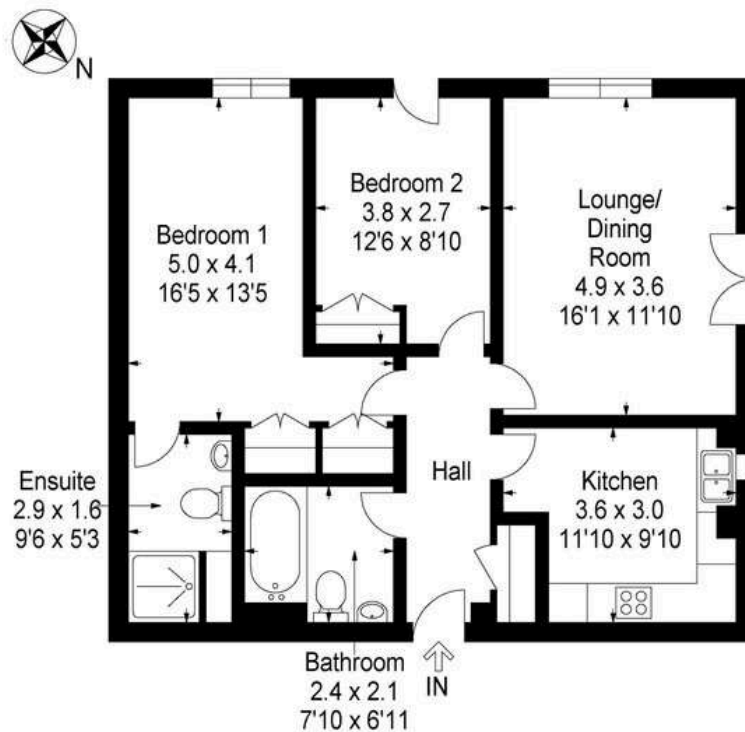
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www.rossconnel.co.uk

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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