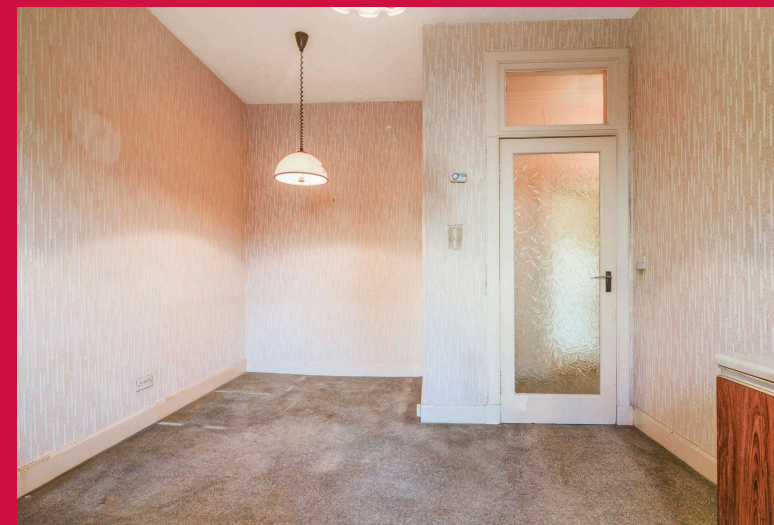


ROSS & CONNELL

Solicitors Estate Agents Conveyancers Lawyers



16 Maygate (2FL), Dunfermline, KY12 7NH
Offers Over £119,950



Spacious traditional second floor flat enjoying a very convenient location in the heart of the city centre. Boasts a stunning unrestricted outlook over Dunfermline Abbey.

Well maintained communal stairwell, Hall, Lounge, Dining kitchen, 2 Double bedrooms, Bathroom. Shared drying area. Gas central heating. Double glazing. Requires modernisation and upgrading. Great potential. Spacious accommodation. Some period features. Secure entryphone system. Extremely convenient location. EPC - C. Council Tax - C. Freehold



LOCATION

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 - SECOND FLOOR FLAT

- Well maintained mutual entrance stair
- Hall
- Lounge
- Dining kitchen
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Requires full modernisation and upgrading
- Great potential
- Superb location
- Stunning views of Dunfermline Abbey

ACCOMMODATION

Mutual Entrance stair

A well kept entrance stair gives access to all the properties in the block and is accessed via a secure entryphone system.

Hall

With doors leading to the Lounge, Dining kitchen, 2 Bedrooms and Bathroom. 2 Storage cupboards.

Lounge

This is a well proportioned lounge which enjoys a stunning view of Dunfermline Abbey. Front.

Dining Kitchen 7.90 m x 7.00 m / 25'11" x 23'0"

This is a great sized dining kitchen area. Rear.

Bedroom 1 4.79 m x 3.50 m / 15'9" x 11'6"

A good sized double bedroom, which also enjoys the superb views of the Abbey. Front

Bedroom 2 3.64 m x 2.41 m / 11'11" x 7'11"

This bedroom also has a great view of The Abbey. Front.

Bathroom 4.28 m x 1.38 m / 14'1" x 4'6"

Rear.

Gardens

There is a mutual drying area to the rear of the property.

HEATING

Gas central heating.

GLAZING

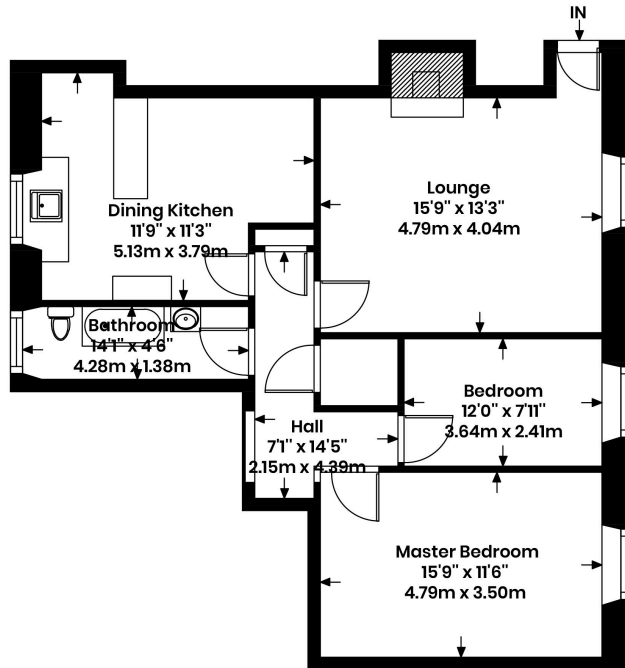
Double glazing

HOME REPORT

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

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.



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



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 Alan Dear 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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