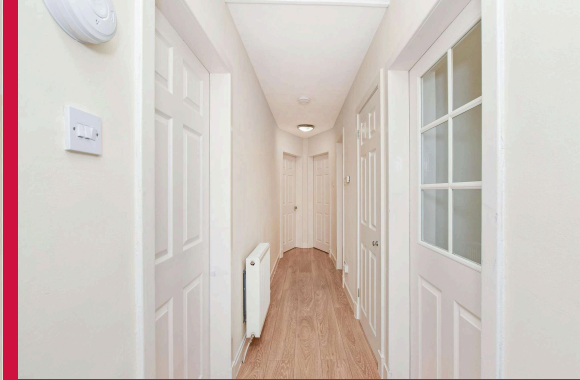


ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



29 Adamson Crescent, Dunfermline, KY12 0AY
Offers Over £92,500



Well proportioned ground floor flat offering ideal starter accommodation and enjoying an elevated position within a popular residential area. Entrance hall, Lounge, Modern kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Fresh decor throughout Superb starter home in move in condition. Ideal buy to let opportunity. Viewing a must! EPC - C. Council Tax - A. Freehold. EPC Band: C



LOCATION

An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt, with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have the Fife Leisure Park which home to a ten-screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a few public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. There are schools within walking distance.

PROPERTY - GROUND FLOOR FLAT

- Hall
- Lounge
- Modern kitchen
- 2 Double bedrooms
- Bathroom with shower over the bath
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Modern decor - recently redecorated
- Move in condition
- Good storage accommodation
- Ideal starter home
- Buy to let opportunity
- Convenient area, close to City Centre

ACCOMMODATION

Hall

With doors to all rooms. Storage space.

Lounge 3.80 m x 3.87 m / 12'6" x 12'8"

This is a bright and spacious lounge. Front

Kitchen

The kitchen is fitted with modern floor and wall units with complementary worktops. The washing machine, fridge/freezer and tumble dryer are included. Rear

Bedroom 1 4.36 m x 2.87 m / 14'4" x 9'5"

This is a well proportioned double bedroom. Front.

Bedroom 2 2.95 m x 2.78 m / 9'8" x 9'1"

The second bedroom is also of double proportions and enjoys the benefit of a full width built in wardrobe. Rear.

Bathroom 2.40 m x 1.42 m / 7'10" x 4'8"

The bathroom is fitted with a white suite incorporating a shower set over the bath. Rear.

Gardens

There are well proportioned areas of private garden ground to the front and rear of the property.

HEATING

Gas central heating.

GLAZING

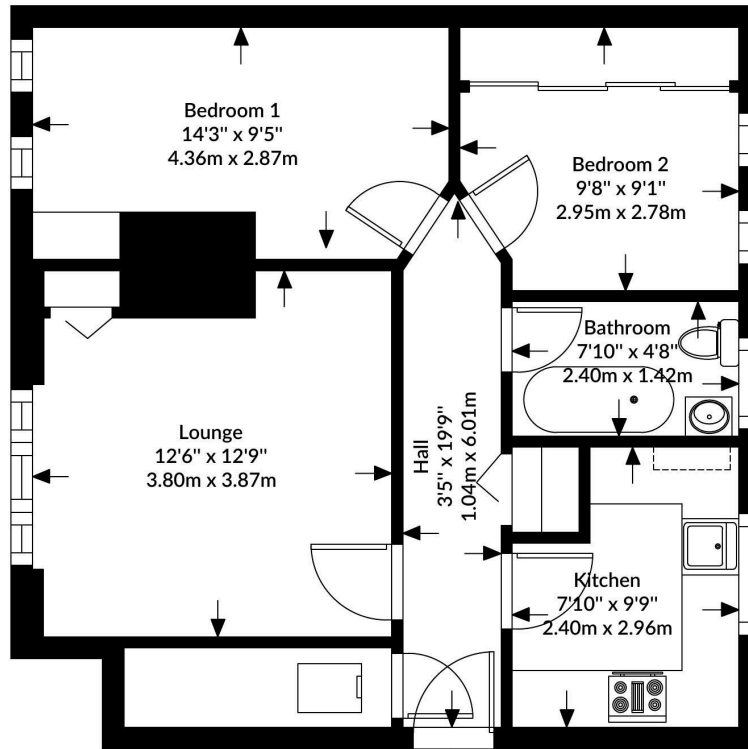
Double glazing.

EXTRAS

All the fitted carpets and blinds together with the washing machine, fridge freezer and tumble dryer 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.



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 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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