

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



73 Brucefield Avenue, Dunfermline, KY11 4SZ
Offers Over £134,950



Most attractive traditional stone built ground floor flat offering spacious accommodation in a much sought after and very convenient location. Close to railway station and local amenities. Entrance Hall, Spacious lounge, Modern kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Immaculate presented. Modern decor. Attractive gardens to front and rear. Brick built outhouses. Move in condition. Some period features. Internal viewing a must! EPC - C. Council - D. Freehold.

LOCATION

The ancient capital of Scotland, Dunfermline was successful in a competition to become a city to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House also reflect the historic interest of the city. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway station, which is only a few minutes' walk from Brucefield Avenue, provides a regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

PROPERTY - GROUND FLOOR FLAT

- Hall
- Lounge (Period style fireplace)
- Attractive Kitchen
- 2 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Modern, fresh decor
- Move in condition
- Immaculately presented
- Some period features retained
- Solid Oak flooring

ACCOMMODATION

Hall

With door to lounge and 2 bedrooms. Two large storage cupboards.

Lounge 4.50 m x 3.60 m / 14'9" x 11'10"

This is a lovely bright lounge, which is of good proportions. Door to rear hall. Rear.

Rear Hall

With access to the kitchen and a door to the bathroom. Door to garden.

Kitchen 3.10 m x 2.30 m / 10'2" x 7'7"

This modern and very bright kitchen is well fitted with modern floor and wall units. Rear.

Bedroom 1 3.60 m x 3.50 m / 11'10" x 11'6"

A great sized double bedroom. Front.

Bedroom 2 3.40 m x 2.30 m / 11'2" x 7'7"

Another good sized bedroom, which is currently used as a study/office. Rear.

Bathroom 2.40 m x 1.40 m / 7'10" x 4'7"

Fitted with a modern white suite incorporating a shower set over the bath. The wash hand basin is set in a modern vanity unit with storage cupboard. Attractive tiling. Side.

Gardens

There is a small area of garden to the front, whilst the larger attractive garden to the rear, is south facing and is enclosed by fencing and hedging. The upstairs property has access to use the drying area,

HEATING

Gas central heating

GLAZING

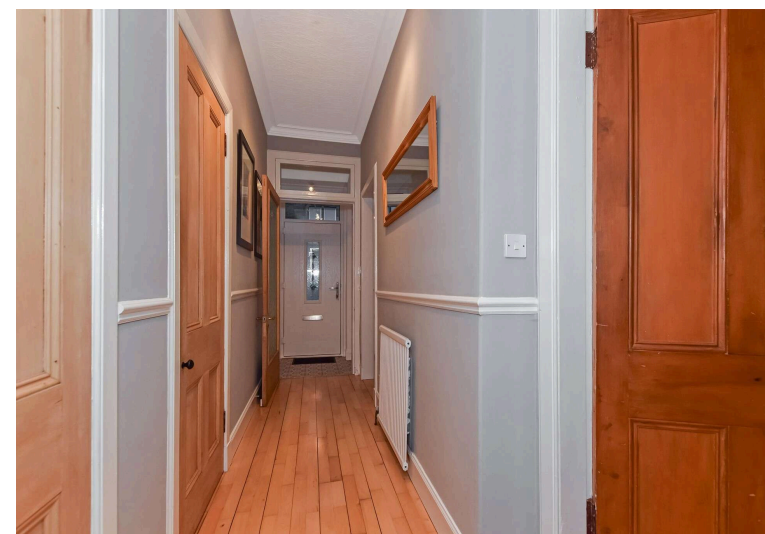
Double glazing

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.

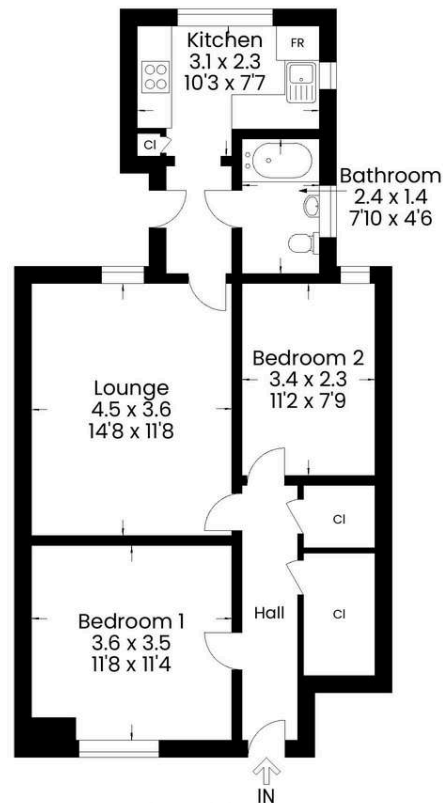












vistaBee

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk

