



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

67 Priory Lane, Dunfermline, KY12 7DT
Offers Over £TBC



Very stylish and neatly presented first floor flat enjoying an extremely convenient location close to the City centre and Dunfermline railway station. Main door entrance, Stair, Landing, Lounge (French doors to Juliette balcony), Contemporary kitchen (Integrated appliances), 2 Double bedrooms (one with en-suite shower room), Spacious bathroom. Gas central heating. Double glazing. Allocated parking to the rear. Bright apartments. Modern decor. EPC - TBC. Council Tax - TBC. Freehold.

LOCATION

Priory Lane, is set in the heart of historic Dunfermline, once the home of Scotland's Kings. In addition to its historical connections Dunfermline offers a wide range of leisure and sporting facilities. The property is also located close to a variety of schools, churches, the central library and the very attractive and famous Pittencrieff Park. There is also a wide choice of restaurants, pubs, clubs and shopping within a few minutes walk. The City is located only 4 miles from the Forth Road Bridge, the southern gateway to Fife and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Quick access can be gained to the M90 motorway with its links to Edinburgh, Perth and Dundee and also via the Kincardine Bridge and the M80 to Glasgow. The property is also particularly well situated for ease of access to Dunfermline Railway Station (5 minutes walk) which offers regular services to Edinburgh and all points on the Fife Circle. To reach the property from Dunfermline town centre interested parties should proceed South from East Port down New Row, which continues onto Priory Lane, and number 67 is indicated by our 'for sale' board.

PROPERTY

- Private entrance
- Stair/Landing
- Lounge/Dining
- Stylish kitchen with integrated appliances
- 2 Double bedrooms
- (1 with En-suite Shower room)
- Stylish Bathroom
- Allocated parking to rear which
- is rare in the City centre location
- Double glazing
- Gas central heating
- Modern development
- Modern decor
- Internal viewing is recommended

ACCOMMODATION -

Entrance Hall/Stair

Lounge/dining room 3.30 m x 3.74 m / 10'10" x 12'3"

Kitchen 2.69 m x 3.66 m / 8'10" x 12'0"

Master Bedroom 2.92 m x 4.62 m / 9'7" x 15'2"

En-suite Shower room 1.77 m x 1.59 m / 5'10" x 5'3"

Bedroom 2 3.10 m x 2.35 m / 10'2" x 7'9"

Bathroom 1.77 m x 2.04 m / 5'10" x 6'8"

PARKING

This property enjoys the benefit of an allocated parking space to the rear of the building. This is very rare in a City centre flat.

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.

VIEWING

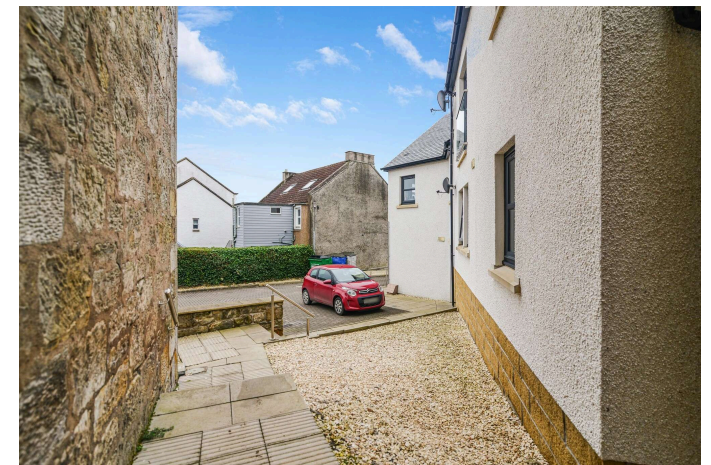
Contact Ross & Connel on 01383 721156

OFFERS

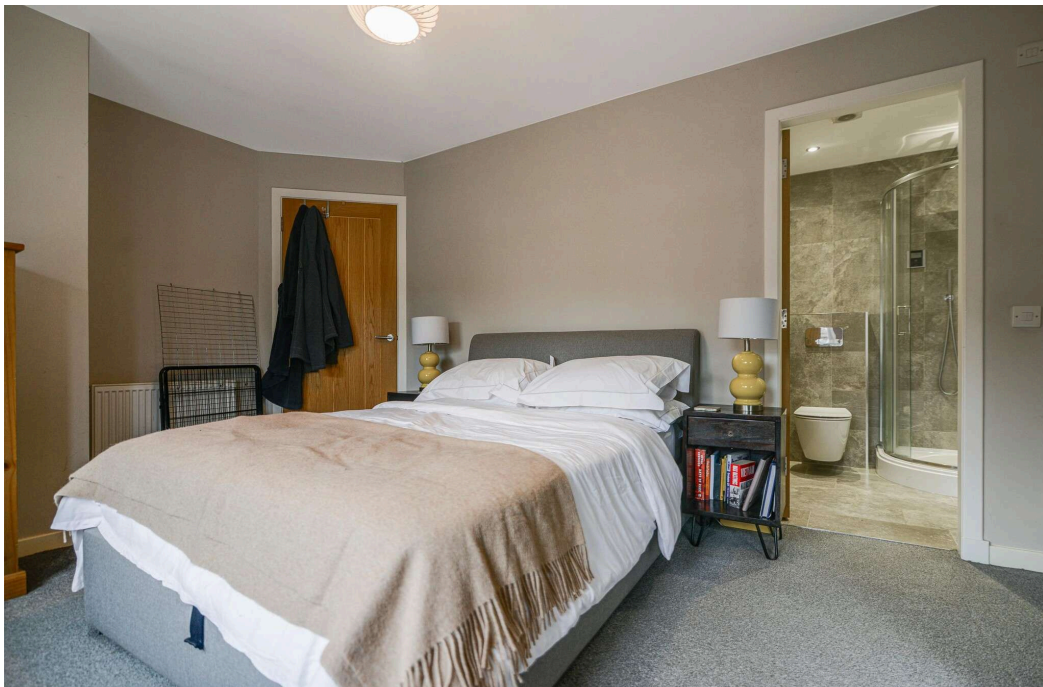
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150













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.

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

espc



rightmove

s1homes.com

Find us on
Facebook