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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**First Floor Left, 88 Thistle Street, Dunfermline**  
**Offers Over £99,950**



Most attractive first floor flat offer excellent starter accommodation in move in condition in a much sought after location. External entrance stair, Entrance Hall, Lounge (Bay window and Fireplace), Modern Dining kitchen, Double bedroom (built in wardrobes), Bathroom (Shower over the bath). Double glazing. Gas central heating. Mutual garden to rear. Attractive open outlook to rear. Modern decor. Some period features. Excellent storage accommodation. Popular property type. Traditional stone built. EPC - D. Council Tax - B. Freehold.

## LOCATION

Thistle Street is situated only 1/2 a mile from Dunfermline City Centre in a well-established and much sought after residential area. In addition to being very convenient for all the amenities associated with the town centre, including a range of shops and leisure facilities Thistle Street benefits from being within easy walking distance of Dunfermline public park. The local railway station located approximately 1 mile away offers regular commuter services to Edinburgh with intercity links to other parts of the UK. There is also a regular and convenient bus service both local and National, ideal for commuters.

## PROPERTY - FIRST FLOOR FLAT

- Bright accommodation
- Move in condition
- Traditional stone built construction
- Walking distance to City centre
- 1 Mile from Dunfermline Railway Station
- Attractive open aspect to rear
- Some period features

## ACCOMMODATION

### Entrance Vestibule 1.31 m x 0.94 m / 4'4" x 3'1"

Access to the property is gained from the rear. External stair leads to the front door. With door to hall.

### Hall 4.35 m x 1.43 m / 14'3" x 4'8"

With doors leading to the lounge, Bedroom and Bathroom. Two large storage cupboards.

### Lounge 4.74 m x 3.81 m / 15'7" x 12'6"

This is a lovely, bright spacious lounge which features a bay window with panelled ingoes, sanded and varnished flooring and moulded cornicing. Door to kitchen. Front.

### Dining Kitchen 3.57 m x 2.43 m / 11'9" x 8'0"

The kitchen is also bright and well proportioned, which space for a dining table. Front.

### Bedroom 3.67 m x 2.77 m / 12'0" x 9'1"

A good sized double bedroom which boasts built in wardrobes with sliding doors. Rear.

### Bathroom 2.27 m x 1.33 m / 7'5" x 4'4"

The bathroom is fitted with a modern white suite with a shower set over the bathroom. Attractive tiling. Rear.

### Garden

There is a mutual area of garden ground to the rear of the property.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the blinds and any fitted carpets 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.

## 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

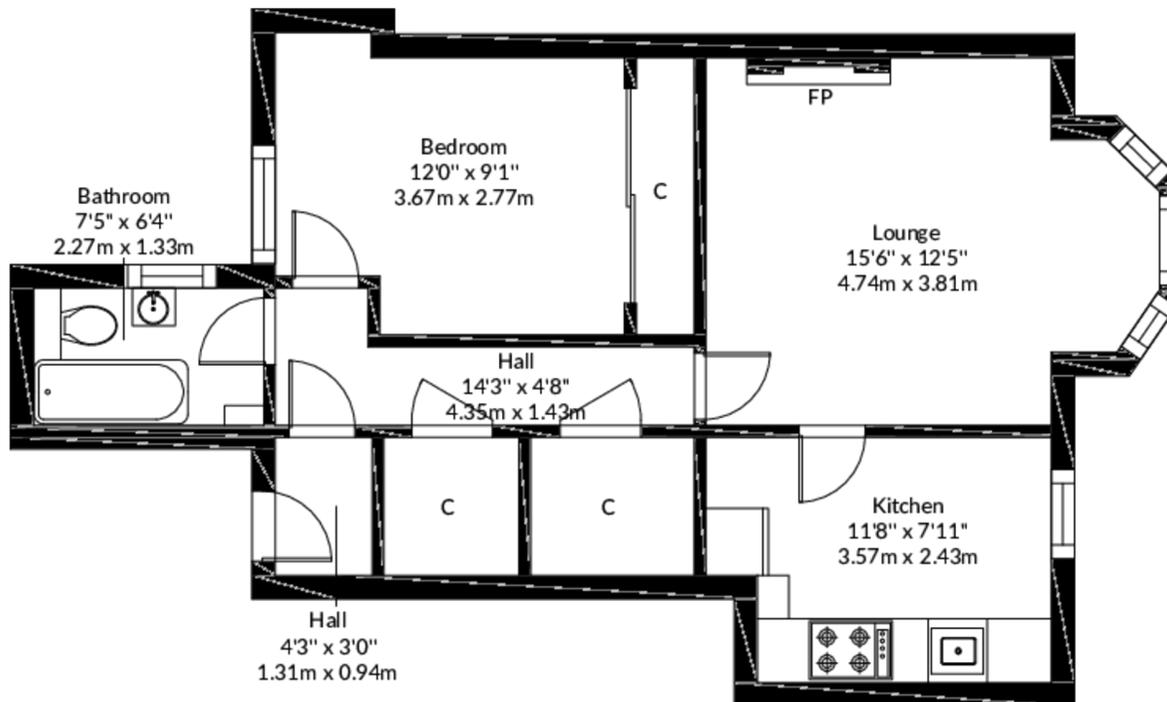
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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