

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**31 Pilmuir Place, Dunfermline, KY12 9FD**  
**Offers Over £139,950**





An excellent opportunity to purchase this immaculately presented second floor flat located within walking distance to Dunfermline City Centre. The property would make an ideal first-time purchase or may suit someone looking to downsize. Well kept mutual entrance stair, Entrance Hall, Lounge (Juliette balcony), Attractive breakfasting Kitchen, 2 Double Bedrooms, Shower room. Double glazing. Gas central heating. Good storage accommodation. Modern decor. Secured entryphone system. Private parking for residents and visitors. Superb location. EPC - B. Council tax - C. Freehold.

## LOCATION

Pilmuir Place is only a few minutes walk from the city centre, offering a variety of amenities including various, shops, bars and restaurants with leisure facilities via Carnegie Lesiure centre and green spaces at Dunfermline's Public Park and Pittencrieff Park. Walking distance from Dunfermline's Railway Station, offering a regular service to Edinburgh. Additional transport links via Halbeath and Inverkeithing Park and Ride. Only a short distance from the M90 motorway with additional links to Glasgow and Stirling.

## PROPERTY - SECOND FLOOR FLAT

- Superb City Centre Location
- Bright accommodation
- Ideal starter home
- Immaculately presented
- Modern decor in pristine condition
- Move in condition
- Residents parking
- Secured entryphone system

## ACCOMMODATION

### Mutual Entrance Stair

This very well kept entrance stair gives access to all the properties in this block.

### Hall

with doors to all apartment. Storage cupboard.

### Lounge 4.60 m x 4.20 m / 15'1" x 13'9"

This is a superbly proportioned lounge which features a Juliette Balcony. Front.

### Breakfasting Kitchen 4.10 m x 2.50 m / 13'5" x 8'2"

Well fitted with modern floor and wall units with integrated appliances. Rear.

### Bedroom 1 4.20 m x 2.90 m / 13'9" x 9'6"

This is a well proportioned double bedroom. Rear.

### Bedroom 2 3.70 m x 3.50 m / 12'2" x 11'6"

Another well proportioned double bedroom which enjoys the benefit of a built in wardrobe. Front.

### Shower Room 2.60 m x 1.41 m / 8'6" x 4'8"

This very stylish shower room has been re-fitted with a modern suite incorporating a wall hung wash hand basin with a storage drawer below. The shower is set in a good sized compartment with sliding door. Rear.

## PARKING

There is ample residents parking.

## HEATING

Gas central heating.

## GLAZING

Double glazing.

## EXTRAS

Any fitted carpets and blinds are included in the sale price. Many items of furniture maybe available by separate negotiation.

## HOME REPORT

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

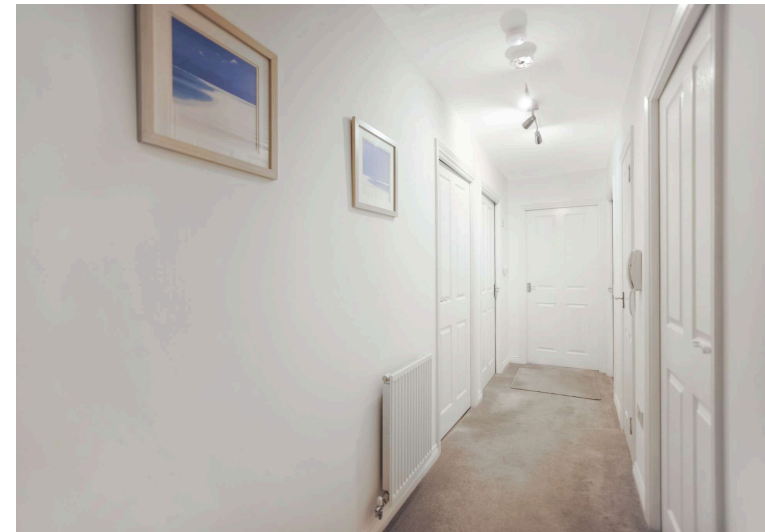
## FACTORING

There is a factor fee for this property, which is approximately £80 per month. This fee covers the buildings insurance, communal garden/ground maintenance and communal internal areas cleaning and maintenance.

Trinity Factors 209-211 Bruntsfield Pl, Edinburgh EH10 4DH

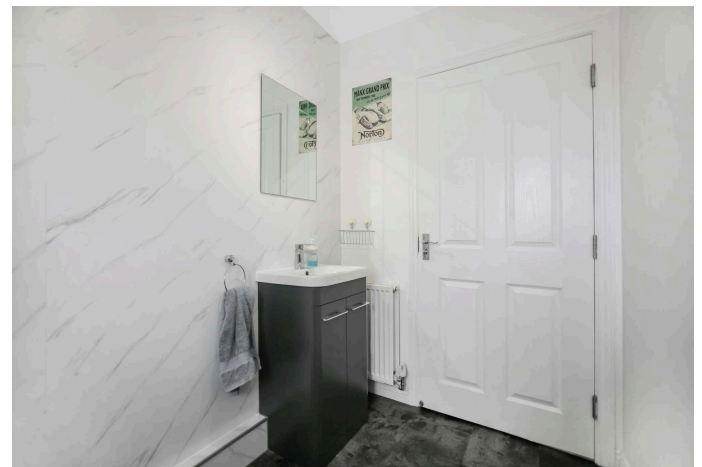
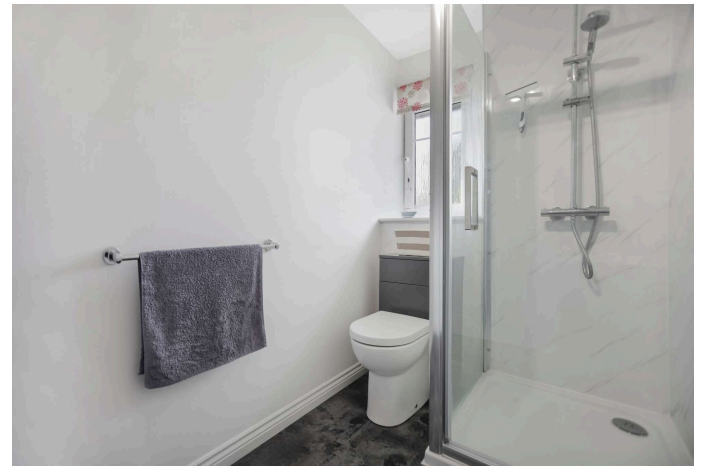
## SOLD AS SEEN

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 another system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.



















## 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](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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↑  
IN  
**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 2025

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