



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

56 Arthur Street, Dunfermline, KY12 0JP
Offers Over £119,950



Bright and beautifully presented first floor flat of excellent proportions enjoying a convenient location within walking distance to the City Centre. Private entrance stair, Hall, Lounge, Modern kitchen, 2 Double bedrooms, Stylish Bathroom (with shower over bath). Double glazing. Gas central heating. Attractive private gardens. Stylish decor. Superb starter accommodation. Good storage. Move in condition. Sought after location. EPC - C. Council tax - B. Freehold.

LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. 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 and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY - FIRST FLOOR FLAT

- Well proportioned property
- Sought after area
- Walking distance to City centre
- Close to schools
- Immaculately presented
- Excellent example of property type
- Pristine decor
- Perfect starter home in walk in condition
- Internal is a must!

ACCOMMODATION

Private entrance stair

With stairs leading to hall.

Hall

With doors leading to all the apartments.

Lounge 4.00 m x 3.90 m / 13'1" x 12'10"

This is a bright, well proportioned and stylishly presented lounge. Feature fireplace. Front.

Kitchen 3.00 m x 2.30 m / 9'10" x 7'7"

Fitted with modern floor and wall units. Attractive tiling. Rear.

Bedroom 1 4.74 m x 3.70 m / 15'7" x 12'2"

A well proportioned double bedroom which enjoys the benefit of a double built in wardrobes. Front.

Bedroom 2 4.20 m x 3.30 m / 13'9" x 10'10"

The second bedroom is also of good proportions. Rear.

Gardens

This property enjoys a well maintained, private areas of garden to the rear of the property.

Bathroom

The lovely bathroom is fitted with a modern white suite incorporating a shower set over the bath with a glass screen. Attractive tiling. Rear.

HEATING

Gas central heating.

GLAZING

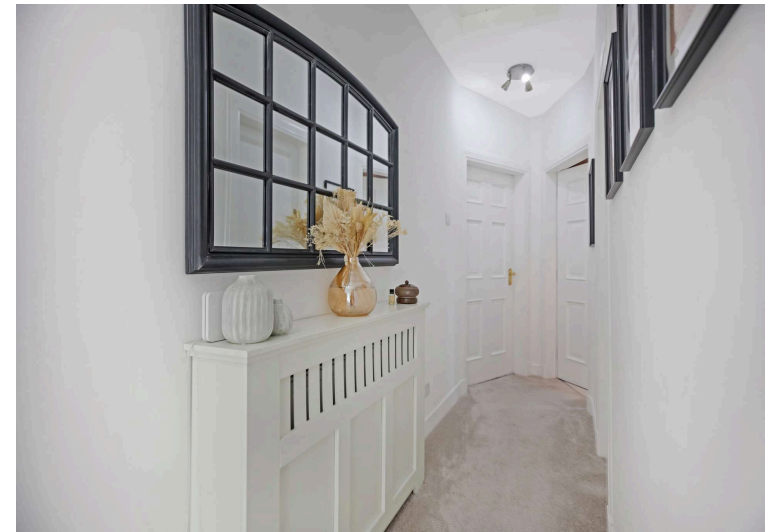
Double glazing.

EXTRAS

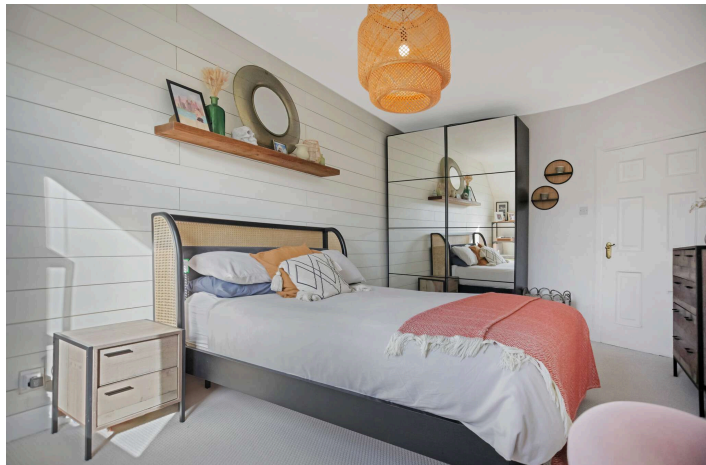
All the fitted carpets and blinds are included in the sale price,

HOME REPORT

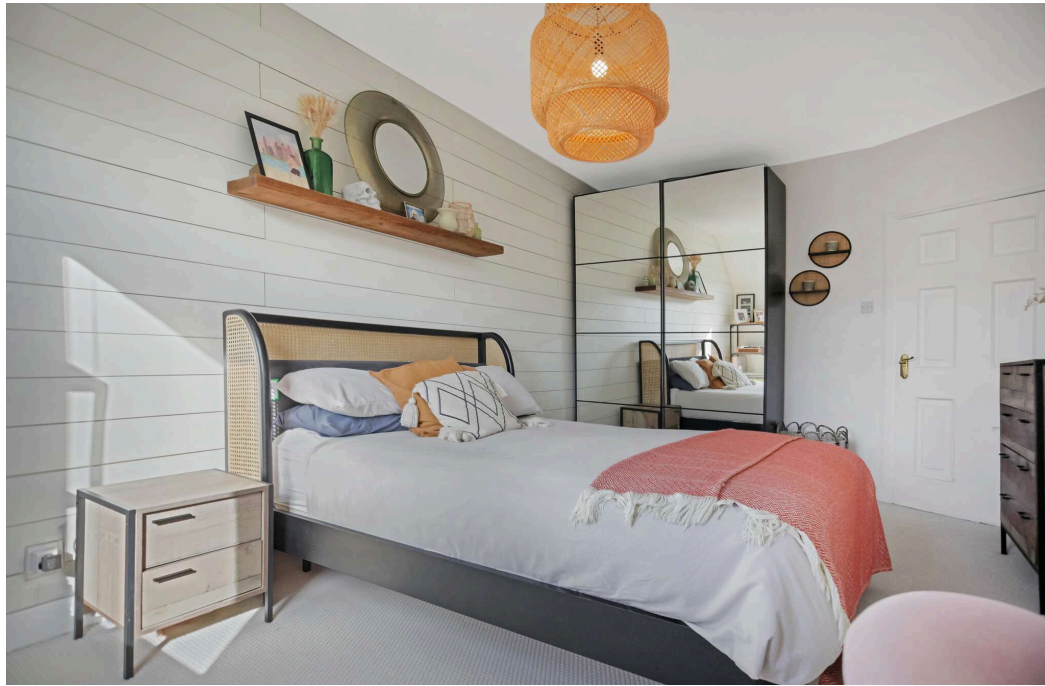
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

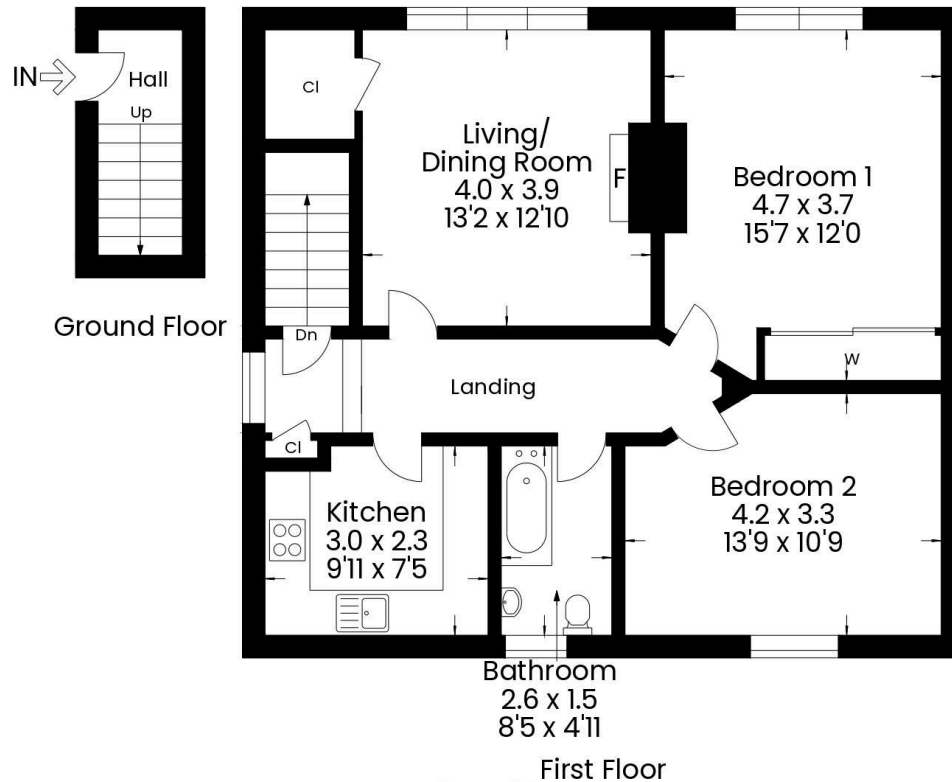












vistaBee

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 2025

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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