

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



13 David Street, Dunfermline, KY12 0NG
Offers Over £119,500



Bright and well proportioned ground floor flat located in much sought after location within easy reach of the City Centre. Entrance hall, Spacious Lounge, Modern fitted Kitchen, 2 Double Bedrooms (Built in wardrobes), Bathroom, Shower Room, Neat, low maintenance gardens to front and rear. Off Street parking area. Fresh decor. Well presented. Laminate flooring. Good storage accommodation. Ideal starter/retirement home. Internal viewing Highly Recommended. EPC - D. Council Tax - C. Freehold.

LOCATION

The property is set within a highly sought-after residential area, offering an excellent quality of life while remaining conveniently close to a wide range of amenities and commuter links. Dunfermline City Centre, which is within walking distance, boasts an extensive selection of retail shopping, complemented by excellent leisure facilities including a leisure pool, multi-screen cinema, ten-pin bowling, and a variety of sports centres. Well-regarded primary and secondary schools are located nearby, along with Dunfermline railway station, which provides regular services to Edinburgh and the North. The area also benefits from superb road connections, with easy access to the M90 and the Forth Road Bridge, making this an ideal location for both families and commuters.

PROPERTY - GROUND FLOOR FLAT

- Well proportioned accommodation
- Sought after location
- Within walking distance to City Centre
- Neatly presented throughout
- Bathroom and separate shower room
- Ideal starter home
- Fresh decor
- Off street parking area

ACCOMMODATION

Hall 6.85 m x 2.33 m / 22'6" x 7'8"

with doors to all the lounge, Kitchen, 2 Bedrooms, Bathroom and Shower room. Walk in storage cupboard.

Lounge 4.57 m x 4.03 m / 15'0" x 13'3"

This is a lovely, well proportioned lounge which has a feature fireplace. Front.

Kitchen 3.65 m x 2.44 m / 12'0" x 8'0"

The kitchen is also a good size. Rear.

Bedroom 1 3.55 m x 3.16 m / 11'8" x 10'4"

This is a good sized double bedroom which benefits from a double built in wardrobe. Front.

Bedroom 2 3.45m x 3.3m / 11'4" x 10'10"

The second double bedroom is also of double proportions. It is currently used as a dining room. Rear.

Bathroom 2 2.45 m x 1.45 m / 8'1" x 4'9"

Fitted with a white suite. Rear.

Shower Room 1.6 m x 1.06 m / 5'3" x 3'6"

A large storage cupboard has been converted into a shower room. Mid.

Gardens

There are very neatly presented areas of garden ground to the front and rear of the property. The front garden has mainly been given over to create off street parking. The larger garden to the rear, is south facing and is very low maintenance. Garden shed.

PARKING

There is an off street parking area to the front, which is a rarity in this area.

HEATING/GLAZING

Gas central heating and Double glazing.

EXTRAS

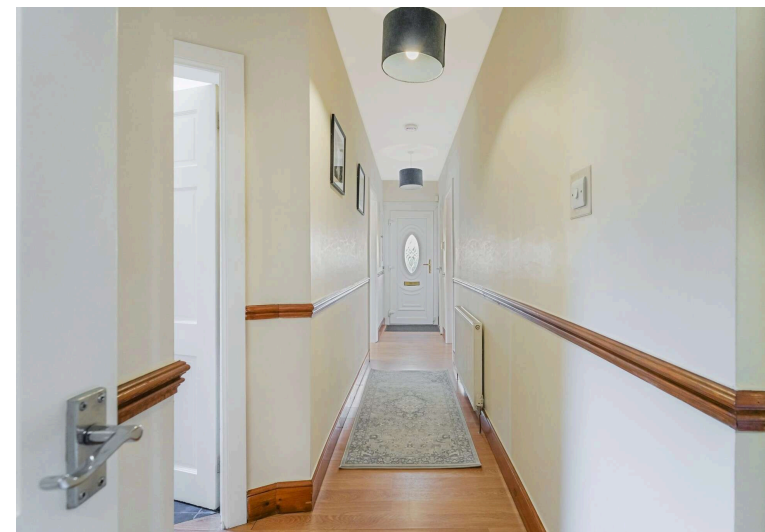
All the fitted carpets and curtains are included in the sale price.

HOME REPORT

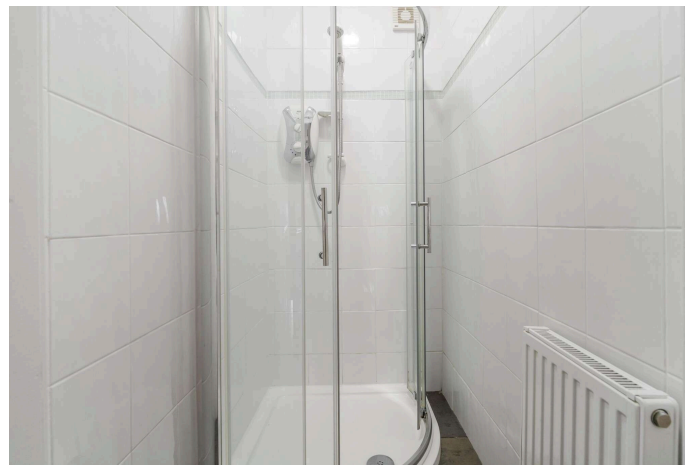
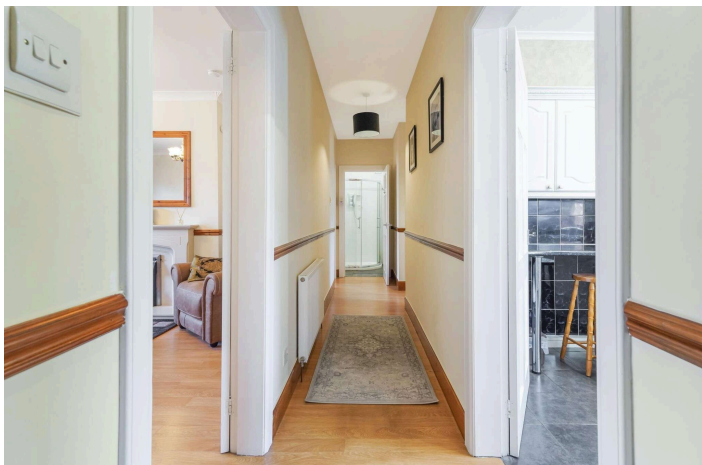
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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 any other 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 or
Lee-Anne Smith on 07882114972

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

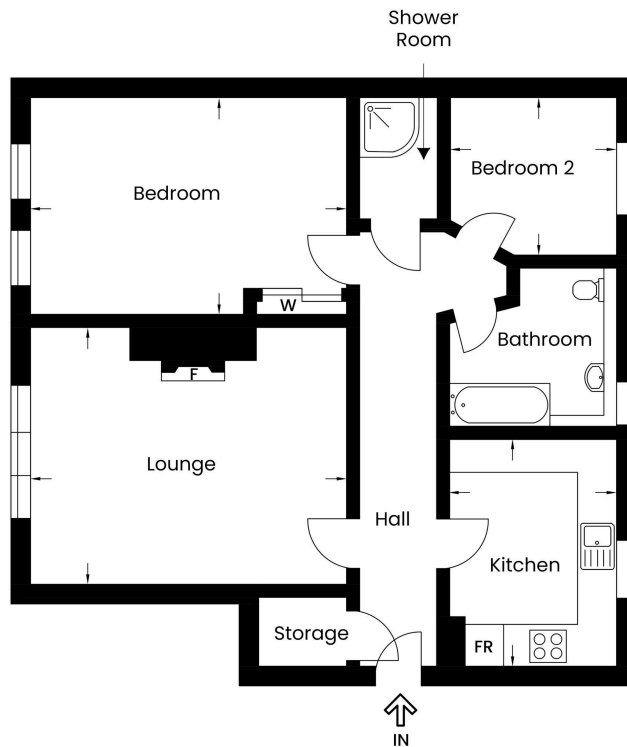
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www.rossconnel.co.uk

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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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. (D 110827)
vistaBee 2026

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