Malcolm Jack & Matheson

25 CASTLEBLAIR PARK
DUNFERMLINE, FIFE, KY12 9DW



OFFERS OVER
£68,000

IDEAL FIRST TIME BUY OR BUY TO LET. SPACIOUS ONE BEDROOM FLAT IN MOVE IN CONDITIION IN THE HEART OF DUNFERMLINE.

HALL
LOUNGE/DINER
MODERN KITCHEN
DOUBLE BEDROOM WITH FITTED WARDROBES
BATHROOM
GCH & DG
ATTRACTIVE SHARED GARDEN
ON STREET PARKING
EPC RATING: - D



SITUATION

The Royal Burgh of Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Forth Rail Bridges and has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreation facilities can be found in the town centre and in the various retail parks on the outer fringes of the town.

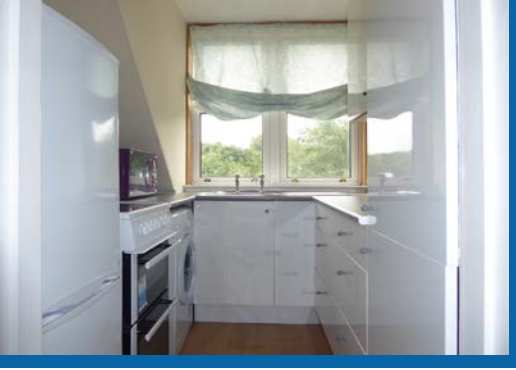
PROPERTY

25 Castleblair Park is an extremely spacious one-bedroom flat with its own private and secure entrance situated in the heart of Dunfermline. The property is well located for easy and quick access into Dunfermline town centre with its many shops including a Tesco superstore, bars and restaurants. The bus and train stations are within walking distance of the property.

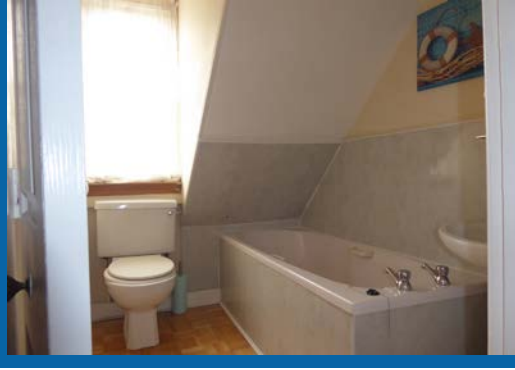
Internally the property has a good-sized living space, a spacious double bedroom with built in wardrobes, a modern fully fitted kitchen and bathroom. The property is in move in condition and benefits from excellent storage facilities, gas central heating, double glazing and a loft for additional storage needs.

Externally there is a well-maintained shared garden with a good-sized area of lawn and there is ample on street parking.

Viewing is a must to appreciate the great location and size this property has to offer.







ACCOMMODATION

HALL 2.93m x 1.84m (9'8" x 6'1")
Bright hallway with access to all rooms. Area for hanging coats. Radiator. Carpet.

LOUNGE/DINER 7.71m x 3.76m (25'4" x 12'4")
Bright and exceptionally spacious lounge with window to rear. Ample space for furniture including dining table and chairs. Deep walk-in storage cupboard with shelving, power, and light. Additional storage cupboard. Two radiators. Carpet.

KITCHEN 2.38m x 1.79m (7'10" x 5'10")
Modern fully fitted kitchen with ample storage units. Window to rear. Integrated sink and drainer. Free standing electric cooker, fridge/freezer and washing machine. Laminate flooring.

BEDROOM 4.32m x 4.03m (14'2" x 13'3")
Bright and spacious double bedroom with window to front. Built in double mirrored wardrobes. Additional built in double wardrobe. Radiator. Carpet.

BATHROOM 2.38m x 1.56m (7'10" x 5'1")
White three-piece suite comprising bath, wash hand basin and WC. Window to rear. Radiator. Laminate flooring.

EXTRAS
All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the freestanding electric cooker, washing machine and fridge/freezer.

VIEWING
By appointment. Call Malcolm Jack & Matheson

ENTRY
Entry by mutual arrangement.

OFFERS
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

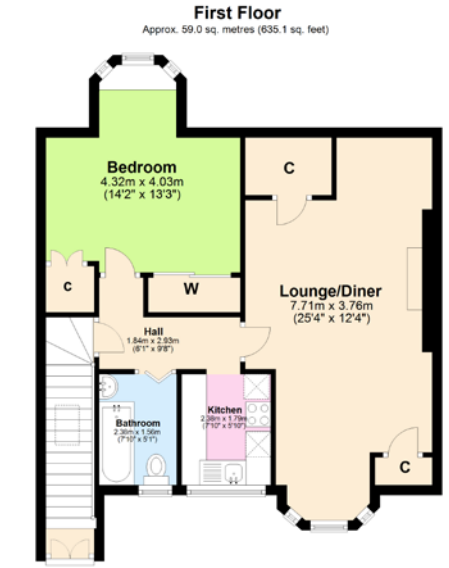
As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.









floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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