



Malcolm Jack
& Matheson

57D PRIORY LANE
DUNFERMLINE, FIFE, KY12 7DU



OFFERS OVER
£68,000

IDEAL FIRST TIME BUY OR BUY TO LET. IMMACULATE AND SPACIOUS FIRST FLOOR ONE BEDROOM FLAT IN THE HEART OF DUNFERMLINE.

**HALL
LOUNGE
MODERN KITCHEN
DOUBLE BEDROOM WITH
ENSUITE
SEPARATE WC
GCH & DG
ON STREET PARKING
EPC RATING: - C**



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

57D Priory Lane is an immaculate and spacious first floor one bedroom flat located in the heart of Dunfermline. The property is within walking distance of the train station and the centre of Dunfermline with its many shops including a Tesco superstore, bars, restaurants, and bus station.

Internally the property is in excellent decorative throughout and has a good-sized living space, a spacious double bedroom with ensuite, a modern fully fitted kitchen and a separate WC. The property is in move

in condition and benefits from gas central heating and double glazing.

Externally there is communal garden ground at the rear of the block and there is ample on street parking surrounding the property.

Viewing is a must to appreciate its immaculate condition and its great location.



ACCOMMODATION

HALL 3.35m x 1.12m (11' x 3'8")

Storage cupboard. Meter cupboard. Radiator. Laminate flooring.

LOUNGE 4.16m x 3.63m (13'8" x 11'11")

Bright and spacious lounge with window to front. Cupboard housing the combi boiler. TV point. Radiator. Carpet.

KITCHEN 3.24m x 2.65m (10'8" x 8'8")

Modern fully fitted kitchen with integrated electric hob, oven, cooker hood, sink and drainer. Free standing fridge/freezer and washing machine. Radiator. Extractor fan. Laminate flooring.

BEDROOM 3.50m x 2.62m (11'6" x 8'7")

Double bedroom with window to rear. Radiator. Carpet. Door through to ensuite.

ENSUITE SHOWER ROOM 1.88m x 1.17m (6'2" x 3'10")

Modern white two-piece suite comprising walk in shower with mixer shower and wash hand basin. Chrome heated towel rail. Extractor fan. Laminate flooring.

WC 1.81m x 0.74m (5'11" x 2'5")

White two-piece suite comprising WC and wash hand basin. Opaque window to rear. Chrome heated towel rail. Laminate flooring.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding 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 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.

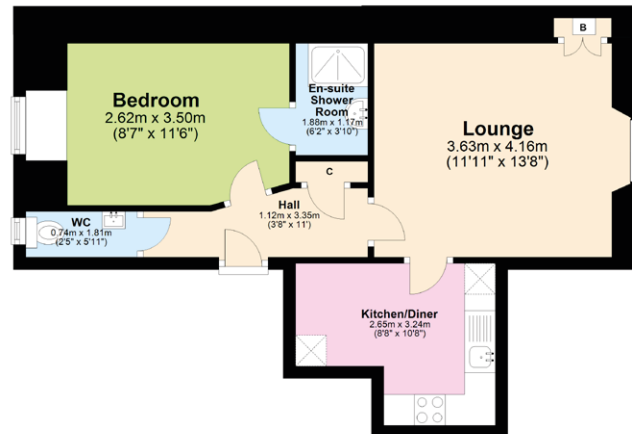
As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

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



First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



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 details 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.

Malcolm Jack & Matheson

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