



Malcolm Jack
& Matheson

53 MAITLAND STREET
DUNFERMLINE, KY12 8AF



OFFERS OVER
£89,000

**EXCEPTIONALLY SPACIOUS AND
BRIGHT ONE BED GROUND FLOOR
FLAT IN MOVE IN CONDITION WITH
GARDEN AND AMPLE ON STREET
PARKING. WALKING DISTANCE FROM
CENTRE OF DUNFERMLINE**

Entrance Vestibule

Hall

Lounge open plan to Kitchen

Double Bedroom

Shower Room

Utility Room

Porch

Rear Garden

GCH & DG

On Street Parking

EPC Rating - D



SITUATION

The town 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 recreational facilities can be found in the town centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

53 Maitland Street is an attractive one bed ground floor flat with exceptionally spacious and bright accommodation. The property has been well maintained over the years and is within walking distance of the centre of Dunfermline and the attractive Pittencreiff Park.

Internally the property has been freshly decorated throughout and offers spacious living space as well as a bedroom overlooking the rear garden. The property has gas central heating and double glazing.

Externally the property has an attractive shared garden with one other proprietor. The garden is a good size, and it is well maintained. The garden offers space for a garden shed or to store bins.

There is ample on street parking surrounding the property.

ACCOMMODATION

ENTRANCE VESTIBULE

Radiator: Opaque glazed window through to kitchen. Mosaic tiled flooring.



LOUNGE 6.16m x 5.54m (20'2" x 18'2")

Bright and spacious lounge with window to front. Open display recess with cupboard underneath. Fireplace. Telephone point. Radiator. Laminate flooring. Open plan to kitchen.

KITCHEN

Fitted kitchen with matching wall and base units. Tiled splash back. Integrated sink and drainer. Free standing electric cooker and fridge/freezer. Laminate flooring.

HALL

Radiator. Laminate flooring.

BEDROOM 3.64m x 3.36m (11'11" x 11')

Spacious double bedroom with astragal glazed door through to porch and access to garden. Shelved recess cupboard. Radiator. Carpet.

UTILITY ROOM 1.48m x 0.91m (4'10" x 3')

Fitted work top with washing machine underneath. Window to rear.

PORCH

Window overlooking rear garden. Door leading out to the garden.

SHOWER ROOM 2.52m x 1.51m (8'3" x 11')

Modern white three-piece suite comprising walk in shower with mixer shower, wash hand basin and VVC. Mirror. Hatch to storage in the roof space. Extractor fan. Airing cupboard housing the combi boiler. Radiator. Vinyl flooring.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together the free-standing washing machine, fridge/freezer and electric cooker.

VIEWING

By appointment. To arrange an appointment contact Malcolm Jack & Matheson.

HOME REPORT

There is a Home Report for this property.

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.

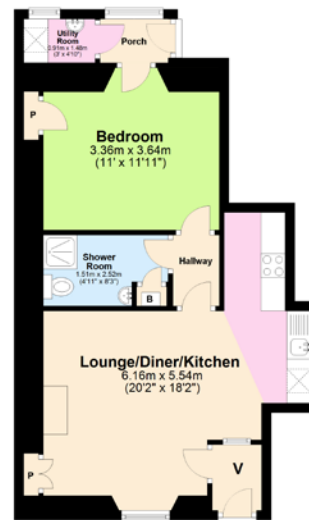
Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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



Ground Floor

Approx. 48.4 sq. metres (520.8 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 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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