



Malcolm Jack
& Matheson

23 HAIG CRESCENT
DUNFERMLINE, KY12 0BD



OFFERS OVER
£63,000

**IDEAL FIRST TIME BUY. BRIGHT AND
SPACIOUS 2 BED UPPER FLAT. IN NEED
OF MODERNISATION. CLOSE TO CENTRE
OF DUNFERMLINE AND COMMUTER
LINKS.**

Hall

Lounge

Kitchen

Two Double Bedrooms

Modern Shower Room

Attic

GCH & DG

Rear Garden and Shared drying green

Ample on street parking

EPC Rating - C



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. There are many places of interest such as Carnegie's Birthplace Museum, the Abbey and the Abbot House, and Pittencrieff House Museum with its wonderful public park. Dunfermline is located approximately five miles north of the Forth Bridges and is 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 north and south of the Forth and Kincardine bridges. Dunfermline features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and

convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing.

PROPERTY

23 Haig Crescent is a bright and spacious 2 bed upper flat within a block of 3 other properties. The property is located within walking distance of the centre of Dunfermline, local amenities, and commuter links.

Internally the property does now require some upgrading offering great potential. The property benefits from excellent storage facilities, including an attic and a garden shed. There is gas central heating and double glazing throughout the property.

Externally the property has sections of garden to the side and rear.

Viewing is a must to fully appreciate the potential and the size this property has to offer:

ACCOMMODATION

ENTRANCE

Entrance to the property is via a carpeted staircase with window to front.

HALL 5.79m x 1.00m (19' x 3'3")

Long hallway with window to side. Hatch to attic space. Radiator: Carpet.



LOUNGE 4.33m x 3.97m (14'2" x 13')

Spacious and bright lounge with window to front. Ample space for furniture. Built in storage cupboard. Cupboard housing meters. Electric fire. Radiator: Carpet.

KITCHEN 3.08m x 2.45m (10'1" x 8'1")

A good-sized kitchen with matching wall and base units. Window to rear overlooking the rear garden. Integrated sink and drainer. Free standing fridge/freezer; washing and electric cooker. Wooden clothes pulley. Radiator: Laminate flooring.

BEDROOM ONE 4.85m x 2.88m (15'11" x 9'6")

A good-sized double bedroom with window to front. Built in storage cupboard with shelving. Built in airing cupboard. Radiator: Carpet.

BEDROOM TWO 3.07m x 3.05m (10'1" x 10')

Another good-sized double bedroom with two built in double wardrobes. Built in cupboard housing combi boiler. Twin windows to rear: Radiator: Carpet.

SHOWER ROOM 2.45m x 1.44m (8'1" x 4'9")

Modern white three-piece suite comprising walk in shower with mixer shower; fitted vanity unit with integrated WC and wash hand basin. Towel rail. Opaque window to rear: Tile effect flooring.

GARDENS AND GROUNDS

The property has sections of garden to the side and rear. There is also a garden shed.

There is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine, fridge/freezer; electric cooker; and garden shed are included in the sale.

VIEWING

By appointment. Call 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.

As this is an executry 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.



Photographs and floorplan by Mike Dooley Photography 07730 560286

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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