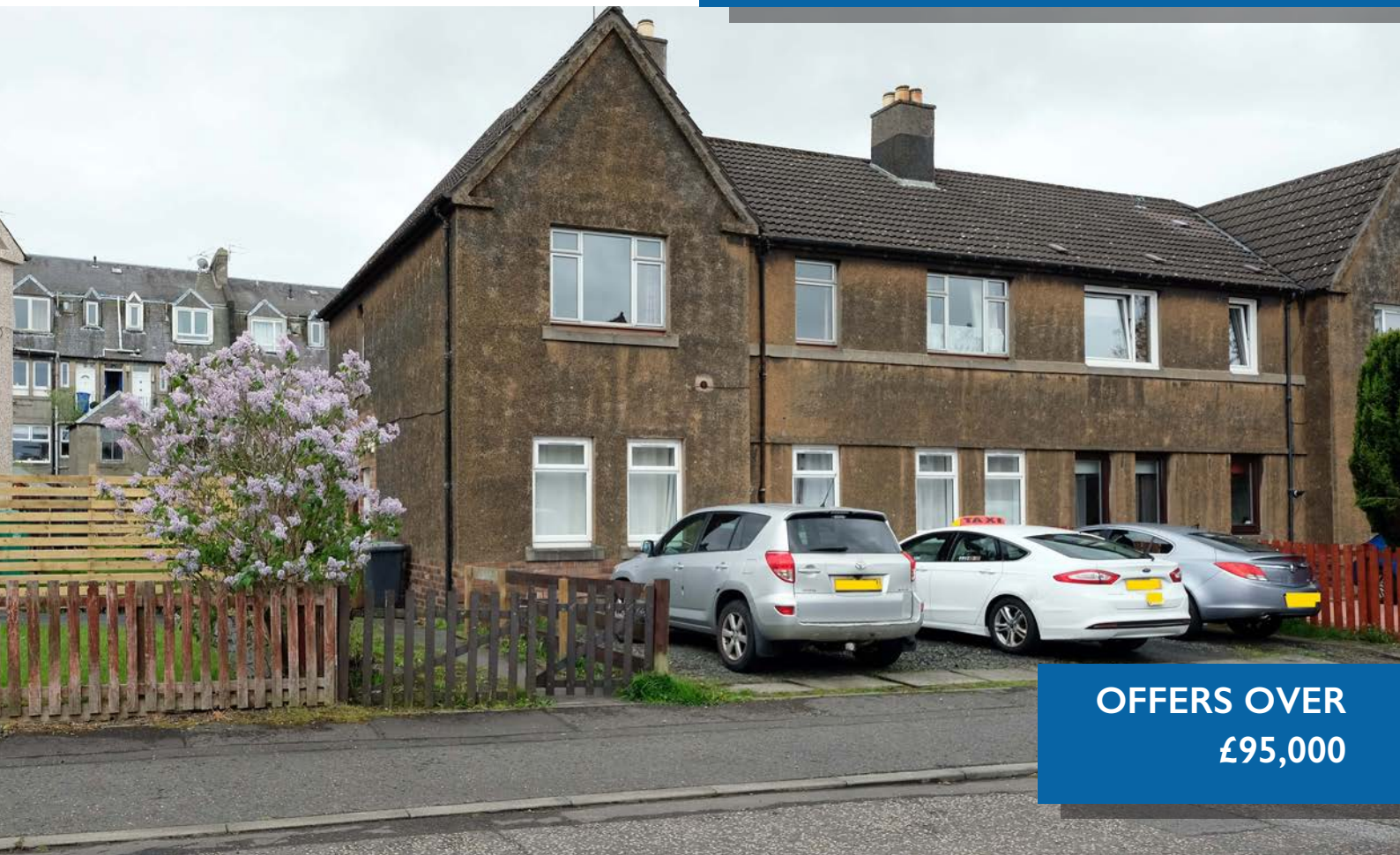




Malcolm Jack
& Matheson

29 DAVID STREET
DUNFERMLINE, KY12 0NG



OFFERS OVER
£95,000

IDEAL FIRST TIME BUY. BRIGHT AND SPACIOUS 3 BED UPPER FLAT. IN NEED OF MODERNISATION. CLOSE TO CENTRE OF DUNFERMLINE AND COMMUTER LINKS.

**Hall
Lounge
Kitchen**

Three Double Bedrooms

Shower Room

GCH & DG

Rear Garden

Ample on Street Parking and Garage

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

29 David Street is a bright and spacious 3 bed upper flat within a block of 3 other properties. The property is located within walking distance of the centre of Dunfermline, with its good range of amenities bars, cafes, restaurants, and commuter links.

Internally the property offers move in accommodation however the accommodation would now benefit from a full upgrade and modernisation throughout. The property has excellent storage facilities, gas central heating and double glazing.

Externally the property has a rear garden, ample on street parking, and a single timber garage.

ACCOMMODATION

ENTRANCE

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



HALL 6.13m x 1.96m (20'1" x 6'5")

Long hallway providing access to all rooms. Hatch to attic space. Built in airing cupboard, built in storage cupboard and a walk-in storage cupboard with window. Cupboard housing meters. Radiator. Carpet.

LOUNGE 4.64m x 3.88m (15'3" x 12'9")

Spacious lounge with window to front. Gas fire. Radiator. Carpet.

KITCHEN 3.48m x 2.10m (11'5" x 6'11")

A good-sized kitchen with tiled splash back, matching wall and base units. Window to rear. Integrated sink and drainer; electric hob, oven, and cooker hood. Free standing washing machine. Radiator. Vinyl flooring.

BEDROOM ONE 4.66m x 2.91m (15'3" x 9'7")

A good-sized double bedroom with window to front. Built in double wardrobe. Shelled recess cupboard. Radiator. Carpet.

BEDROOM TWO 4.64m x 3.18m (15'3" x 10'5")

Second double bedroom with window to front. Built in cupboard housing water tank. Radiator. Carpet.

BEDROOM THREE 4.05m x 3.25m (13'3" x 10'8")

Third double bedroom with window to rear. Radiator. Carpet.

SHOWER ROOM 2.48m x 1.48m (8'2" x 4'9")

White three-piece suite comprising walk in shower with mixer shower; W/C and wash hand basin. Opaque window to rear. Radiator. Vinyl flooring.

GARDENS AND GROUNDS

The property has a rear garden laid mainly with lawn and has well stocked borders with mature plants and shrubs. There is ample on street parking and a single timber garage.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine.

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.



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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