



Malcolm Jack
& Matheson

74 ARTHUR STREET
DUNFERMLINE, KY12 0JJ



OFFERS OVER
£100,000

IDEAL FIRST TIME BUY. BRIGHT AND SPACIOUS
3 BED UPPER FLAT. IN MOVE IN CONDITION.
WALKING DISTANCE TO THE CENTRE OF
DUNFERMLINE. GARDEN. AMPLE ON STREET
PARKING.

Hall
Lounge
Kitchen Diner
Three Double Bedrooms
Shower Room
GCH & DG
Rear Garden
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

74 Arthur Street is a bright and spacious 3 bed upper flat within a block of 3 other properties and has its own private entrance. 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 and has been freshly decorated throughout. The property has excellent storage facilities, gas central heating, double glazing and has compliant smoke detectors fitted.

Externally the property has a large rear garden and there is ample on street parking surrounding the property.

ACCOMMODATION

ENTRANCE

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



HALL 6.11m x 1.04m (20'1" x 3'5")

Long hallway providing access to all rooms. Hatch to attic space. Built in storage cupboard, additional walk-in storage cupboard with window and vented for a tumble dryer also housing boiler. Cupboard housing meters. Telephone point. Radiator. Carpet.

LOUNGE 4.66m x 3.98m (15'4" x 13'1")

Bright and spacious lounge. Window to front. Radiator. Carpet.

KITCHEN DINER 3.40m x 2.12m (11'2" x 6'11")

Fully fitted modern kitchen with matching wall and base units with tiled splash back. Window to rear. Integrated sink and drainer and ample work surface space. Radiator. Tiled effect vinyl flooring.

BEDROOM ONE 4.75m x 3.23m (15'7" x 10'7")

Large double bedroom with window to front. Display recess with storage cupboard underneath. Radiator. Carpet.

BEDROOM TWO 3.46m x 3.23m (11'4" x 10'7")

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

BEDROOM THREE 4.17m x 3.05m (13'8" x 10')

Large double bedroom with window to front. Radiator. Carpet.

SHOWER ROOM 2.45m x 1.38m (8'1" x 4'6")

Modern white three-piece suite comprising large walk-in shower with electric shower; WC and wash hand basin with cupboard underneath. Opaque window to rear. Radiator. Laminate flooring.

GARDENS AND GROUNDS

The property has a rear garden laid mainly with stone chips for ease of maintenance and has drying poles for hanging out washing. There is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale.

VIEWING

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.

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



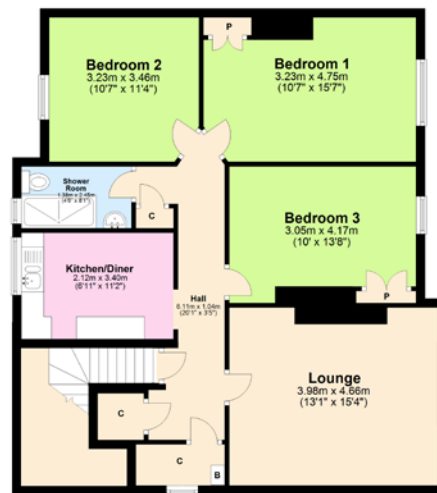
Malcolm Jack & Matheson
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

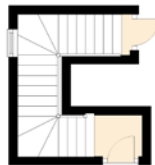
rightmove

espc

First Floor
Approx. 82.9 sq. metres (892.6 sq. feet)



Ground Floor
Approx. 6.2 sq. metres (66.4 sq. feet)



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.