



Malcolm Jack
& Matheson

12 GARVOCK TERRACE
DUNFERMLINE, KY12 7UA



EXCELLENT OPPORTUNITY TO PURCHASE A
2 BED UPPER FLAT WITH PRIVATE ENTRANCE
IN NEED OF MODERNISATION IN GARVOCK.
CENTRAL LOCATION. ON STREET PARKING.
SECTION OF SHARED WELL MAINTAINED REAR
GARDEN.

Hall
Lounge
Kitchen Diner
Utility Room
2 Bedrooms
Bathroom
Shared Well Maintained Rear Garden
On Street Parking
DG & GCH
EPC Rating D



SITUATION

Garvock Terrace is within walking distance of Dunfermline town centre with all its amenities. 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. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and 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. Schooling of good repute is available for both primary and secondary education.

PROPERTY

12 Garvock Terrace is an exceptionally spacious 2 bed upper flat within a block of 4 properties, situated within the desirable area of Garvock. The property has its own private entrance, a well-maintained rear garden shared with one other proprietor, and there is ample on street parking. The property is well situated for quick access to the centre of Dunfermline which is only a few minutes' walk away and is a good base for easy access to commuter links including the Dunfermline train station.

Internally the property would now benefit from being

modernised throughout and boasts exceptionally spacious accommodation including excellent storage facilities. The property also benefits from gas central heating and double glazing.

Externally the property has access to a well maintained shared rear garden and there is ample on street parking available.

ACCOMMODATION

ENTRANCE

Carpeted staircase with window leading you to the hall.



HALL 5.44m x 1.24m (17'10" x 4'1")

Long hall with walk in storage cupboard with access to loft space. Radiator: Carpet.

LOUNGE 4.25m x 4.08m (13'11" x 13'5")

Spacious lounge with open display recess with cupboard underneath. Fireplace. Window to front. TV point. Telephone point. Radiator: Wall mounted electric booster heater. Carpet.

KITCHEN DINER 4.47m x 3.64m (14'8" x 11'11")

Fully fitted kitchen with wall and base units. Window to rear: Two built in storage cupboards. Integrated sink and drainer, gas hob and oven. Ample space for dining table and chairs, perfect for entertaining. Radiator: Carpet.

UTILITY ROOM 2.92m x 1.70m (9'7" x 5'7")

Fitted base units with integrated sink and drainer. Space for free standing appliances. Boiler: Window to side.

BEDROOM ONE 4.25m x 3.78m (13'11" x 12'5")

Spacious double bedroom with ample space for bedroom furniture. Window to front. Recess cupboard. Radiator: Carpet.

BEDROOM TWO 4.38m x 2.29m (14'4" x 7'6")

Double bedroom with window to rear: Telephone point. Radiator: Carpet.

BATHROOM 2.31m x 1.78m (7'7" x 5'10")

Three-piece suite comprising bath with shower attachment, wash hand basin and WC. Opaque window to side. Radiator: Carpet.

GARDENS AND GROUNDS

The property has a well-maintained shared garden with one other proprietor: The garden is small with an area of lawn and attractive borders. Ideal for hanging out clothes. There is ample on street parking in front of the property and in the surrounding area.

EXTRAS

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

VIEWING

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 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

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.

Malcolm Jack & Matheson

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