Malcolm Jack & Matheson

12 CASTLEBLAIR PARK
DUNFERMLINE, FIFE, KY12 9DW



OFFERS OVER
£175,000

IMMACULATE 2 BED MAIN DOOR FLAT IN WALK IN CONDITION THROUGHOUT. FRONT AND REAR GARDEN. AMPLE ON STREET PARKING. WALKING DISTANCE FROM THE CENTRE OF DUNFERMLINE.

VESTIBULE
HALL
LOUNGE
KITCHEN
DINING ROOM
UTILTY ROOM
TWO DOUBLE BEDROOMS
BATHROOM
GCH & DG
ATTRACTIVE FRONT AND REARGARDEN
ON STREET PARKING
EPC RATING: - C



SITUATION

The Royal Burgh of Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Rail Bridges and the Queensferry Crossing 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 recreation facilities can be found in the town centre and in the various retail parks on the outer fringes of the town.

PROPERTY

12 Castleblair Park is an immaculate and extremely spacious two-bedroom main door flat in the heart of Dunfermline. The property is well located for easy and quick access into Dunfermline town centre with its many shops including a Tesco superstore, bars, and restaurants. The bus and train stations are within walking distance of the property.

Internally the property offers immaculate walk-in accommodation throughout. The accommodation comprises a good-sized lounge, a fully equipped contemporary kitchen, a separate dining room, both ideal areas for entertaining, two large double bedrooms, a separate utility room and a bathroom with shower. There are excellent storage facilities, gas central heating and double glazing throughout the property.

Externally there are well-maintained gardens to the front and rear including decking, patio, and an area for growing your own vegetables. There is also an outside storage cupboard for storing gardening equipment. There is ample on street parking directly outside the property.

ACCOMMODATION

VESTIBULE

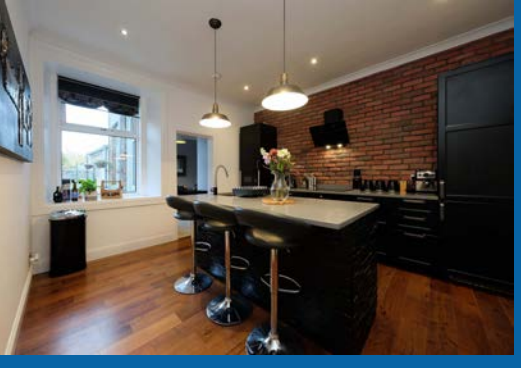
Decorative mosaic tiled flooring. Door through to the hallway.

HALL 5.00m x 2.10m (16'5" x 6'11")

Spacious hallway. Built in storage cupboard. Two radiators. Solid wood flooring.

LOUNGE 4.74m x 4.58m (15'7" x 15')

Bright and exceptionally spacious lounge with twin windows to front overlooking the garden. Ample space for furniture. Open display recess with storage cupboard underneath. Two radiators (one radiator with cover). Carpet.







KITCHEN 4.37m x 3.80m (14'4" x 12'6")
Contemporary kitchen with island. The island has space for stools, an integrated sink, and units underneath. The kitchen also comes with ample storage units, an integrated electric hob, oven, extractor, microwave, fridge, and freezer. Window to rear overlooking the garden. Radiator. Solid wood flooring.

DINING ROOM 3.28m x 2.47m (10'9" x 8'1")
Accessed from the kitchen and provides ample space for a table and chairs. Boiler. Window to rear and door out to the garden. Laminate tile effect flooring.

UTILTY ROOM 2.71m x 2.54m (8'11" x 8'4")
This room is accessed from the garden. Matching fitted wall and base units with an integrated sink and drainer. There is space for storing bikes and other items. Laminate flooring.

BEDROOM ONE 4.35m x 3.20m (14'3" x 10'6")
Spacious double bedroom with window to rear overlooking the garden. Free standing double mirrored wardrobes. Ample space for furniture. Radiator. Laminate flooring.

BEDROOM TWO 4.34m x 3.20m (14'3" x 10'6")
Spacious double bedroom with window to front overlooking the garden. Ample space for free standing furniture. Radiator. Carpet.

BATHROOM 2.63m x 2.14m (7' x 6'8")
White three-piece suite comprising corner bath with shower attachment and a shower above, wash hand basin and WC. Two opaque windows to the rear. Radiator. Towel rail. Tiled flooring.

EXTRAS
All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances. Some items of furniture may be available through separate negotiation.

VIEWING
By appointment. 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 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 property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services 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.

Photographs & Floorplan by Mike Dooley Photography 07730 660286

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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