



Malcolm Jack
& Matheson

25 DAVID HENDERSON COURT
DUNFERMLINE, FIFE, KY12 9DX



OFFERS OVER
£115,000

GROUND FLOOR FLAT IN WALK IN
CONDITION WITHIN SECURE COMMUNAL
STAIRWELL. WALKING DISTANCE FROM
DUNFERMLINE TOWN CENTRE. RESIDENTS'
PARKING.

HALL
LOUNGE/DINER
KITCHEN
TWO DOUBLE BEDROOMS
SHOWER ROOM
GCH & DG
ATTRACTIVE COMMUNAL GARDENS
RESIDENTS' 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 Forth Rail Bridges and 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

25 David Henderson Court is an extremely spacious two-bed ground floor flat within a modern development. The property is located within a secure communal stairwell and is situated for easy and quick access into Dunfermline town centre.

The property is accessed by a well-maintained communal entrance and stair. The property has been well maintained by the owner offering walk-in accommodation and benefits from gas central heating, double glazing and excellent storage facilities including built in double wardrobes in both bedrooms.

There are well maintained communal garden grounds and there is ample residents' parking surrounding the property.

There is a residents committee in place who oversees the upkeep of the communal areas. There is a £20 fee per month to cover the cost of this service.

ACCOMMODATION

HALL 5.15m x 1.00m (16'11" x 3'3")

Built in storage cupboard housing meters. Entry phone handset. Radiator. Carpet.



LOUNGE/DINER 4.94m x 4.16m (16'2" x 13'8")

Bright and spacious lounge with two windows to the rear; both have a pleasant outlook. Telephone point. TV point. Radiator: Carpet.

KITCHEN 3.53m x 2.33m (11'7" x 7'8")

Fully fitted kitchen with matching wall and base units. Wall mounted combi boiler. Window to front. Integrated sink and drainer; and cooker hood. Free standing washing machine and gas cooker. Radiator: Laminate flooring.

BEDROOM ONE 3.55m x 3.00m (11'8" x 9'8")

Large double bedroom with built in double wardrobe. Window to rear. Radiator: Carpet.

BEDROOM TWO 3.53m x 2.73m (11'7" x 9')

Spacious double bedroom. Built in double wardrobe. Window to front. Radiator: Carpet.

SHOWER ROOM 3.53m x 1.57m (11'7" x 5'2")

Modern shower room comprising large walk in shower unit with mixer shower; built in vanity unit with integrated wash hand basin and WC. Opaque window to rear. Radiator: Laminate flooring.

EXTRAS

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

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 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.

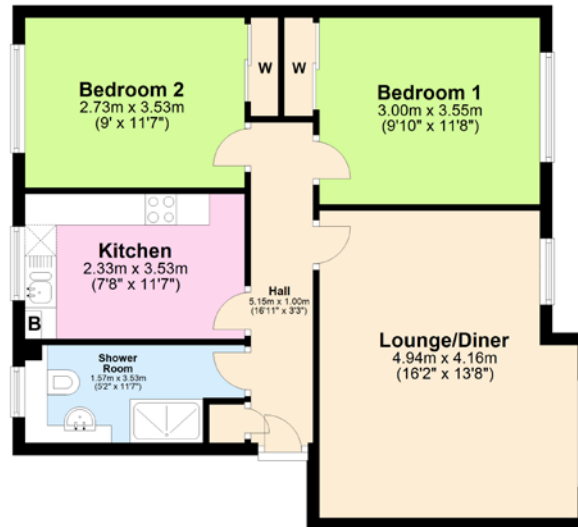
As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

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



Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort 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

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

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

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