



Malcolm Jack
& Matheson

80B JAMES STREET
DUNFERMLINE, KY12 7QF



OFFERS OVER
£85,000

FIRST FLOOR FLAT WITH 2 BEDROOMS
IN NEED OF MODERNISATION WITHIN
SECURE WELL MAINTAINED COMMUNAL
STAIRWELL IN THE CENTRE OF
DUNFERMLINE

HALL

LOUNGE

KITCHEN

TWO BEDROOMS

BATHROOM

COMMUNAL GARDEN WITH DRYING AREA

ECH & DG

EPC RATING D



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

80b James Street is a spacious two-bed first floor flat within a traditional tenement and is situated within a secure well-maintained communal stairwell. The property is ideal for easy and quick access to Dunfermline town centre and its amenities.

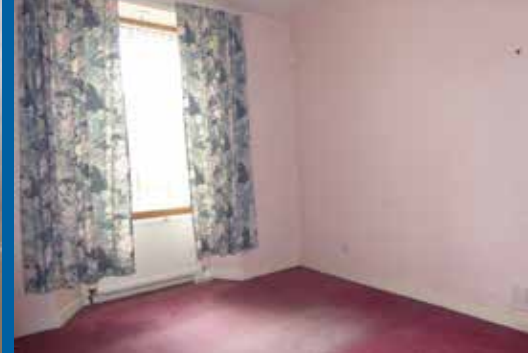
The property is in move in condition however it would now benefit from modernisation throughout. It benefits from electric central heating, double glazing, and excellent storage facilities.

There is access to a communal garden with a bin store and a communal drying area.

ACCOMMODATION

HALL 3.71m x 1.06m (12'2" x 3'6")

Spacious hall with large storage cupboard housing boiler, wooden clothes pulley and built in storage cupboards with shelving. Entry phone handset. Radiator. Carpet.



LOUNGE 4.36m x 3.90m (14'3" x 12'10")

Bright lounge with bay window to front. Electric fire. Display recess with cupboard underneath. Two radiators. Carpet.

KITCHEN 3.11m x 2.00m (10'2" x 6'7")

Fully fitted kitchen with window to front. Integrated sink and drainer, electric oven, hob, and cooker hood. Free standing fridge/freezer and washer dryer are included in the sale. Radiator. Laminate flooring.

BEDROOM ONE 4.01m x 3.16m (13'2" x 10'4")

Bright and spacious double bedroom with built-in double wardrobe. Built in cupboard with shelves. Window to front. Radiator. Carpet.

BEDROOM TWO 3.11m x 2.51m (10'2" x 8'3")

Small double or single. Could be used as a home office. Window to front. Carpet.

BATHROOM 3.09m x 1.62m (10'2" x 5'4")

White three-piece suite comprising bath with electric shower, built in vanity unit with integrated wash hand basin and WC. Radiator. Extractor fan. Laminate flooring.

GARDEN AND GROUNDS

There is a communal garden with a bin store and a communal drying area.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding washer dryer and fridge/freezer are also included.

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.



First Floor

Approx. 55.4 sq. metres (596.7 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.

Malcolm Jack & Matheson

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