



Malcolm Jack
& Matheson

107 DAVID HENDERSON COURT
DUNFERMLINE, FIFE, KY12 9DX



**OFFERS OVER
£99,000**

**IDEAL FIRST TIME BUY.TOP FLOOR
FLAT IN WALK IN CONDITION
WITHIN SECURE COMMUNAL
STAIRWELL.WALKING DISTANCE
FROM DUNFERMLINE TOWN
CENTRE. RESIDENTS' PARKING.**

**HALL
LOUNGE/DINER
KITCHEN
DOUBLE BEDROOM
BATHROOM
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

107 David Henderson Court is an extremely spacious one-bed top 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 wardrobe in the bedroom.

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

ACCOMMODATION

HALL 2.64m x 0.88m (8'8" x 2'11")

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



LOUNGE/DINER 4.69m x 3.22m (15'5" x 10'7")

Bright and spacious lounge with window to the rear; a pleasant outlook. Telephone point. TV point. Radiator. Laminate flooring.

KITCHEN 3.98m x 2.12m (13'1" x 6'11")

Fully fitted kitchen with matching wall and base units. Wall mounted combi boiler. Window to rear. Integrated sink and drainer; gas hob, oven and cooker hood. Free standing washing machine and fridge/freezer. Radiator. Tiled effect laminate flooring.

BEDROOM ONE 3.98m x 2.69m (13'1" x 8'10")

Large double bedroom with a built-in double mirrored wardrobe. Window to front. Radiator. Carpet.

BATHROOM 3.67m x 1.50m (12' x 4'11")

Spacious bathroom with bath and electric shower; wash hand basin and WC. Opaque window to front.

Wall mounted cabinet ideal for storage. Radiator. Tiled 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 fridge/freezer:

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 by email to property@malcolmjack.co.uk

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.

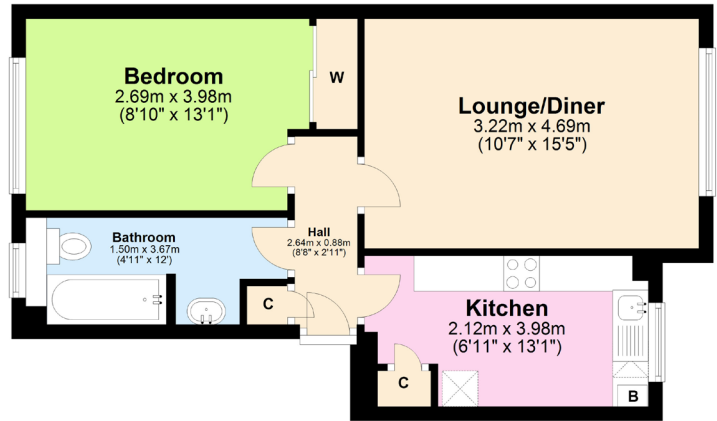
As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

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



Top Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of this floorplan, measurements are approximate and should not be relied upon for any purpose. A surveyor's report is recommended. This plan is for illustrative purposes only and should be used as a guide only.

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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