



Malcolm Jack
& Matheson

18 COLTON COURT
DUNFERMLINE, FIFE, KY12 8BH



OFFERS OVER
£100,000

**IDEAL FIRST TIME BUY. GROUND
FLOOR FLAT IN WALK IN CONDITION
WITHIN SECURE COMMUNAL
STAIRWELL. WALKING DISTANCE FROM
DUNFERMLINE CITY CENTRE.
ALLOCATED PARKING SPACE.**

**HALL
LOUNGE/DINER
KITCHEN
TWO DOUBLE BEDROOMS
BATHROOM
EH & DG
ALLOCATED PARKING SPACE AND
VISITORS' PARKING
EPC 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

18 Colton Court is an extremely spacious two-bedroom 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 city centre.

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

the bedrooms.

There are well maintained communal garden grounds and there is an allocated parking space also visitors' parking.

ACCOMMODATION

HALL 3.35m x 2.65m (11'1" x 8'8")

Built in airing cupboard. Built in cupboard housing hot water tank. Fitted coat hooks. Electric storage heater. Laminate flooring.



LOUNGE/DINER 4.64m x 3.83m (15'3" x 12'7")

Bright and spacious lounge with a window to the front, a pleasant outlook. Entry phone handset. TV point. Electric storage heater. Laminate flooring.

KITCHEN 2.62m x 2.36m (8'7" x 7'9")

Fully fitted kitchen with matching wall and base units. Window to rear. Integrated sink and drainer. Free standing washing machine, fridge/freezer and electric cooker. Tiled effect vinyl flooring.

BEDROOM ONE 3.35m x 2.61m (11' x 8'7")

Double bedroom with a built-in double mirrored wardrobe. Window to the front. Panel heater. Carpet.

BEDROOM TWO 2.83m x 2.75m (9'3" x 9')

Double bedroom with a built-in double mirrored wardrobe. Window to the front. Panel heater. Carpet.

BATHROOM 2.05m x 1.99m (6'9" x 6'6")

Spacious and modern white bathroom with bath with electric shower. Wash hand basin with vanity unit underneath and WC. Opaque window to rear. Panel heater. Laminate flooring.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the freestanding washing machine, fridge/freezer and electric 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 by email to property@malcolmjack.co.uk

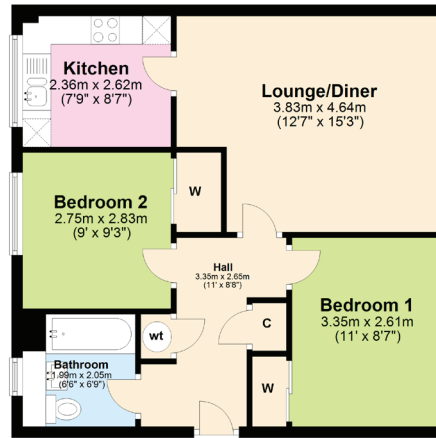
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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. 54.0 sq. metres (581.0 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of this floorplan, the 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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