



Malcolm Jack
& Matheson

4 CASTLEBLAIR PARK
DUNFERMLINE, FIFE, KY12 9DW



OFFERS OVER
£105,000

SPACIOUS 2 BED MAIN DOOR FLAT IN
NEED OF MODERNISATION. ATTRACTIVE
COMMUNAL GARDEN. AMPLE ON STREET
PARKING. WALKING DISTANCE FROM THE
CENTRE OF DUNFERMLINE.

VESTIBULE

HALL

LOUNGE/DINER

KITCHEN

TWO BEDROOMS

WETROOM

GCH & DG

**ATTRACTIVE COMMUNAL GARDEN
ON STREET 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 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

4 Castleblair Park is an 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 exceptionally spacious accommodation, but it does require modernisation throughout. The accommodation comprises a good-

sized lounge, kitchen, two bedrooms, and a wet room. There are excellent storage facilities, gas central heating and double glazing throughout the property.

Externally there is a well-maintained communal garden at the rear which includes areas for garden furniture, a drying green, space for storing bins and access to an outside storage cupboard. The front garden is fully slabbed for ease of maintenance. There is ample on street parking directly outside the property.



ACCOMMODATION

VESTIBULE

Door through to the hallway.

HALL 4.84m x 2.24m (15'1" x 7'4")

Spacious hallway. Built in storage cupboard. Radiator. Open recess with cupboard underneath. Carpet.

LOUNGE/DINER 5.13m x 3.30m (16'10" x 10'10")

Bright and exceptionally spacious lounge with window out to the rear garden. Ample space for furniture. Fireplace housing electric fire. Radiator. Telephone point. Carpet.

KITCHEN 4.19m x 3.93m (13'9" x 12'11")

Fitted kitchen units. Integrated hob, oven, sink and drainer. Free standing fridge/freezer. Opaque window to rear. Radiator. Vinyl flooring.

REAR LOBBY 2.70m x 1.08m (8'10" x 3'6")

Door out to the garden. Open storage cupboard housing washing machine and combi boiler.

BEDROOM ONE 3.99m x 3.20m (13'1" x 12'8")

Spacious and south facing double bedroom with window to front. Ample space for furniture. Radiator. TV point. Carpet.

BEDROOM TWO 3.05m x 1.88m (10' x 6'2")

It would make an ideal home office. Window to side. Radiator. Original floorboards.

WETROOM 3.35m x 1.76m (11' x 5'9")

White three-piece suite comprising electric shower, curtain rail and curtain, wash hand basin and WC. High level cupboard housing meters. Opaque window to the rear. Radiator. Vinyl flooring.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine and fridge/freezer are included in the sale.

VIEWING

By appointment contact 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 emailing 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.



VALUATION

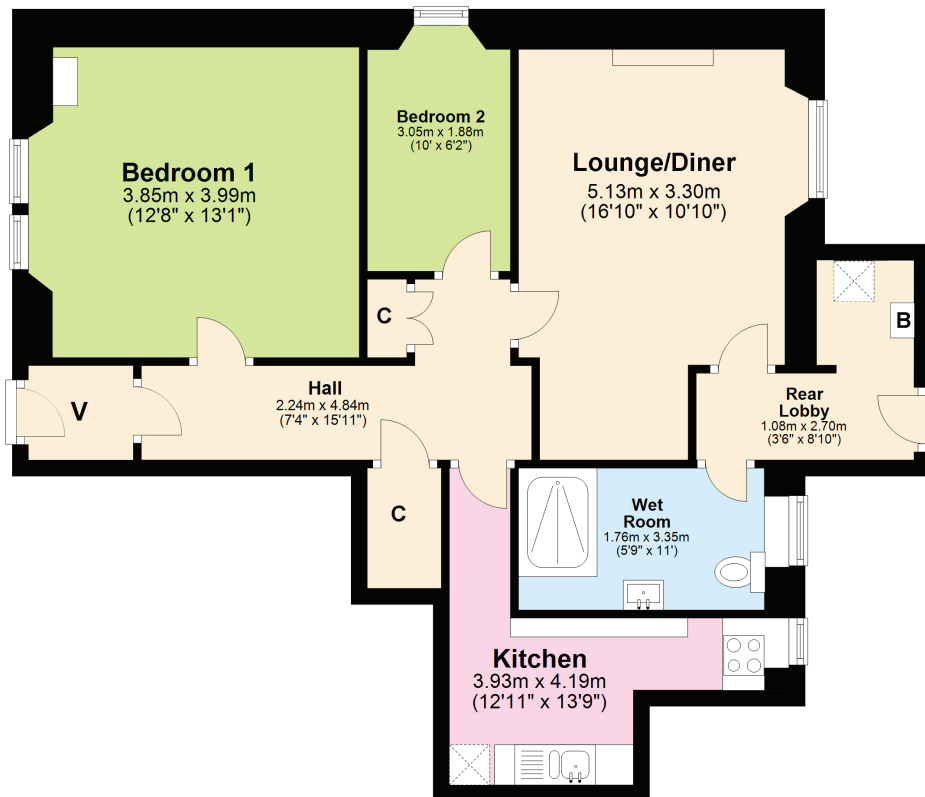
Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

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.

Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



Malcolm Jack & Matheson

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

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

rightmove

espc