



Malcolm Jack
& Matheson

35 HOGGAN CRESCENT
DUNFERMLINE, KY11 4PU



OFFERS OVER
£73,500

**SPACIOUS 2-BEDROOM UPPER FLAT.
SECTION OF REAR GARDEN. DRIVEWAY
AND AMPLE ON STREET PARKING. IDEAL
FOR FIRST TIME BUYERS.**

**HALL
LOUNGE
KITCHEN
BATHROOM
2 BEDROOMS**

**SECTION OF REAR GARDEN WITH LAWN
DRIVEWAY & AMPLE ON STREET PARKING
GCH & DG
EPC E**



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road, Forth 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 recreational facilities can be found in the city centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling.

PROPERTY

35 Hoggan Crescent offers a spacious 2 bedroom upper flat. The property is well located for easy and quick access into Dunfermline city centre with its many shops including an Asda superstore, bars, and restaurants. The property is conveniently located near Rex Park, offering easy access to its green spaces and recreational facilities.

Internally the accommodation comprises bright and spacious lounge, a modern fully fitted kitchen, two double bedrooms and a modern bathroom. The property would now benefit from some upgrading,

provides good storage facilities, and benefits from gas central heating and double glazing throughout.

Externally, the property has its own section of the rear garden with lawn and a driveway. There is also ample on street parking surrounding the property.

ACCOMMODATION

ENTRANCE

Carpeted staircase. Window to rear overlooking garden. Window to side. High level storage cupboard. Cupboard housing meter. Radiator.



HALL 4.36m x 2.11m (14'4" x 6'11")

Spacious hallway with built in cupboard housing the boiler. Radiator. Carpet.

LOUNGE / DINER 4.65m x 3.64m (15'3" x 11'11")

Bright and spacious lounge with two windows to the front. Fireplace with tiled hearth. Radiator. Carpet.

KITCHEN 3.13m x 2.53m (10'3" x 8'3")

Fully fitted kitchen with window to rear. Integrated sink and drainer. Electric hob and oven. Chimney style cooker hood. Free standing fridge freezer and washing machine. Laminate flooring.

BEDROOM ONE 3.75m x 3.51m (12'4" x 11'6")

Bright double bedroom with window to front and window to side. Two built in wardrobes. Radiator. Carpet.

BEDROOM TWO 3.42m x 3.12m (11'3" x 10'3")

Double bedroom with window to rear. Radiator. Carpet.



BATHROOM 2.15m x 2.11m (7'1" x 6'11")

Modern white three-piece suite comprising bath with mixer shower, wash hand basin and WC. Chrome heated towel rail. Opaque window to rear. Laminate flooring.

GARDENS AND GROUNDS

The property benefits from a private driveway providing off-street parking. To the rear, there is a section of the garden featuring an area of lawn.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing fridge freezer and washing machine are also included in sale.

VIEWING

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 email property@malcolmjack.co.uk

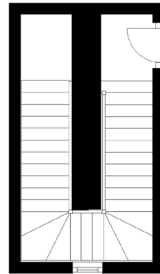
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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

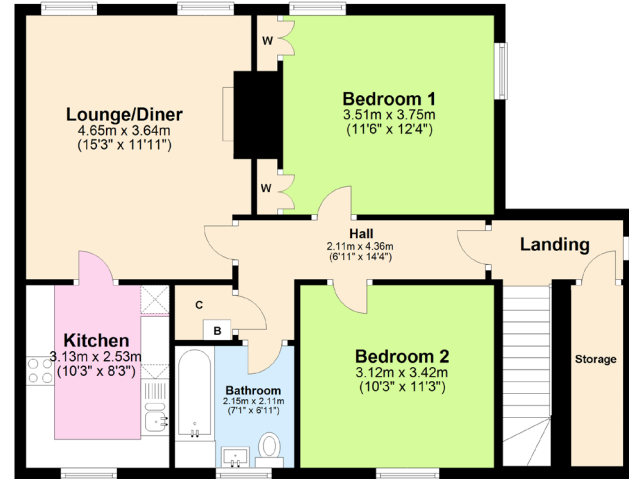
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor
Approx. 10.2 sq. metres (109.3 sq. feet)



First Floor
Approx. 74.7 sq. metres (803.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide 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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