



1 DONALD STREET, DUNFERMLINE, FIFE, KY12 0BY

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Spacious 1 bedroom ground floor flat with private off road parking space and garden with 2 sheds. Within walking distance of Dunfermline town centre. Dunfermline High Street 0.8m, Dunfermline Town Train Station 1.1m, Rosyth 3.8m, Forth Road Bridge 6m, Kirkcaldy 14m, Edinburgh 18m, Glasgow 39m

ACCOMMODATION

Double bedroom
Lounge
Kitchen
Bathroom/WC
2 walk in cupboards
Rear fenced garden
2 Sheds
Off road parking

Solid fuel heating (gas fitted in the street)
Double glazing
Council tax band: A

OFFERS OVER: £55,000



McCrae & McCrae Limited, Chartered Surveyors
12 Abbey Park Place, Dunfermline, Fife, KY12 7PD, 01383 722454





SITUATION

Dunfermline is situated approximately 5 miles from the Forth Road Bridge with easy access for commuters to Edinburgh and the central belt via the M90 motorway. Dundee and Perth are easily accessible as is Stirling and Glasgow via the Kincardine Bridge to the west.

The Royal Burgh of Dunfermline benefits from a range of shops and amenities including a number of educational establishments. 2 train stations provide a regular service into Edinburgh and frequent bus services connect Dunfermline locally and nationally.

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Andrew Carnegie's Birthplace museum, Dunfermline Abbey and Abbot House reflect the historic interest of the old capital of Scotland, whilst recent developments have seen the city move into the modern era.

The flat is within walking distance of local amenities and public transport as well as Dunfermline town centre. Excellent opportunity for a first time buyer or buy-to-let investor.



ACCOMODATION

BEDROOM 1 (N – North Facing) 3.7m x 3.7m

Spacious double bedroom with space to accommodate a range of free standing furniture. Double glazed window to rear. Fitted carpet.

LOUNGE (S) 4.3m x 3.8m

Spacious main public room with space to accommodate a range of free standing furniture. Focal point in the room is the feature fireplace with electric fire. Double glazed windows to front allowing excellent natural light in the afternoon and evening.

KITCHEN (S) 3.1m x 2.2m

Incorporating a range of wall and base storage units with wipe clean worktop surface. Space for small table and 2 chairs. Plumbed for washing machine. Heating system housed. Double glazed window to front. Laminate flooring.

BATHROOM/WC (W) 1.9m x 1.5m

Featuring bath with clear shower screen, pedestal wash hand basin and low level WC. Tiled splashback. Wall mounted accessories. Frosted double glazed window.

CUPBOARD 1 1.3m x 1.1m

Large walk in storage cupboard.

CUPBOARD 2 1.3m x 1.2m

Large walk in storage cupboard with curtain door

HALL RECESS 1m x 0.6m

Recess in hallway suitable for free standing furniture.

EXTERNAL

REAR GARDEN

Fenced and enclosed garden with washing line.

SHEDS 3.2m x 2.0m

2 garden sheds offering generous storage space.

OFF STREET PARKING

Private off street parking space/driveway to front of property.

EXTRAS

Floor coverings, light fittings, feature fireplace, hob, oven and timber sheds.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel. 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

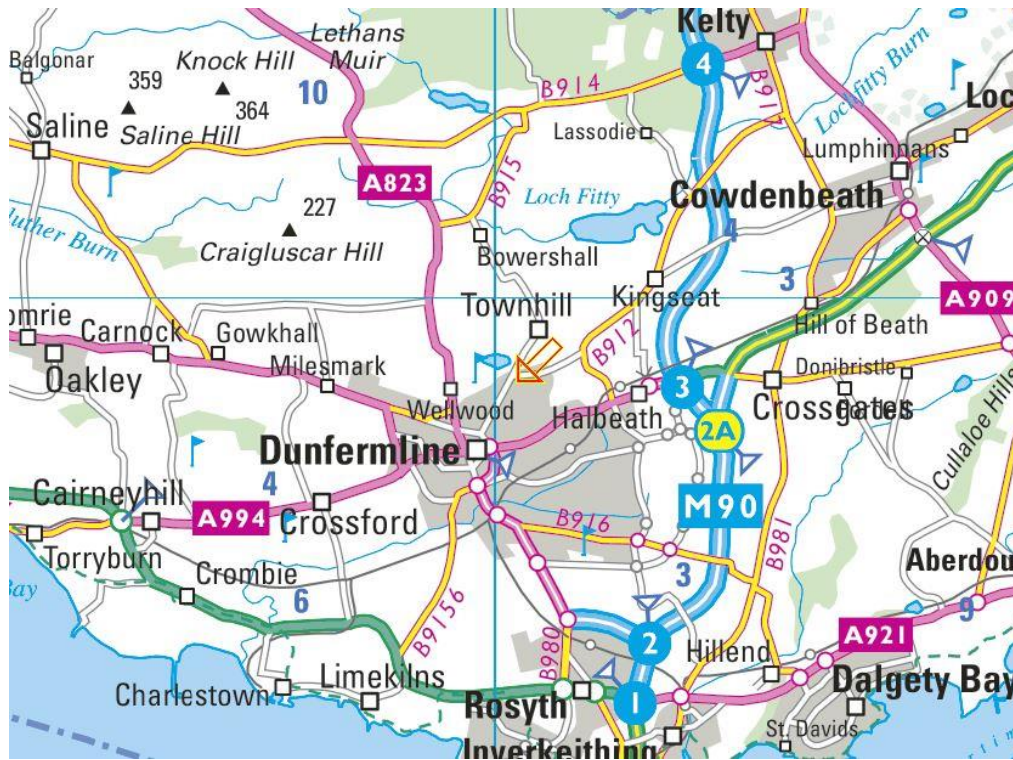
Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

OFFICE OPENING HOURS

Mon-Fri: 9.00-17.15

Sat-Sun: Closed





DIRECTIONS

From Edinburgh proceed north up the M90 and take the junction 2 exit, A823(M) for Dunfermline. At the roundabout take 2nd exit, Queensferry Road and continue straight over 3 roundabouts. At the 4th roundabout take 2nd exit up Saint Margarets Drive until you come to a large roundabout with traffic lights. Get in the lane marked for Townhill and cross the roundabout, 3rd exit and continue straight over the mini roundabout. Once you are over the mini roundabout, continue up Townhill Road, the steep hill and take the 9th right. The property is the first building on the left hand side.

From Perth proceed south down the M90 and take the junction 4 exit for Kelty. Continue approximately half a mile down Cocklaw Street and turn right down Oakfield Street towards Kingseat. Follow the road for approximately 3 miles, turning right at Cantsdam. At Kingseat continue straight through and after approximately one mile you will come to a t junction where the minor road has right of way. Continue straight on and after about half a mile or so the road forks to the left and you will be looking down a steep hill. Take the first left on to Donald Street and the property is the first building on the left.