ABBEY FORTH

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32 VICTORIA TERRACE, DUNFERMLINE

OFFERS OVER £144,950

REFRESHED 2 BEDROOM MAIN DOOR FLAT IN DESIRABLE LOCATION.
Vestibule, Lounge, Kitchen, 2 Bedrooms, Bathroom. Garden.
GCH/DG. NEW Carpets. Walk in Condition. Walking distance to city centre, schools, amenities.
Council Tax Band B.
IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT.

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY.

ABBEY FORTH PROPERTY is delighted to present this spacious main door ground floor 2-bedroom flat in good internal order and ready to move into.

PROPERTY DETAIL.
Situated in an elevated position. Front door opens into entrance vestibule and onto hallway. The spacious lounge with bay window has outlook to front and can easily accommodate lounge and dining furniture. Bedroom one is a good-sized double bedroom with quiet rear aspect. The bathroom provides a typical suite of bath (with electric shower over), washbasin, and WC. Further inner hall leads to Bedroom two with cupboard storage and shelved recess – ideal home office or guest bedroom with outlook to private garden. To the rear, is the fitted kitchen with dual aspect, generous storage/worksurface space and door leading out to private garden. The kitchen offers space for fridge/freezer and washing machine and boasts integrated oven, hob and microwave.
Externally, there is a front garden and to the rear an enclosed rear garden with a gate leading to communal gardens and drying green as well as external storage. The property also benefits from Double Glazing and Gas central heating. Early viewing is strongly recommended.

KEY INFORMATION
Main Door Ground Floor Flat.
2 Bedrooms, 1 Reception Room, 1 Bathroom.
NEW Carpets.
Double Glazing.
Gas Central Heating.
Front Garden.
Private rear garden.
Well-Maintained communal gardens.
On-street parking.
Council Tax Band B.
Home Report Valuation £145,000.

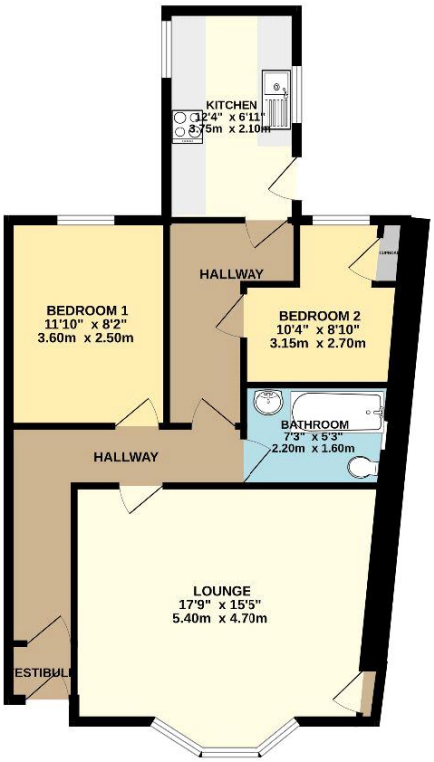
LOCATION
The property is based less than 10 minutes' walk north of Dunfermline City centre and conveniently placed for access to Kingsgate Shopping centre and the amenities of Dunfermline High Street as well as quick easy access to bus and train station and to major motorway networks. Dunfermline is a highly desirable location given its proximity to Edinburgh and Edinburgh Airport and with easy access to Scotland's motorway network (M90/M8) and for commuters Edinburgh and Gyle Business Centre is easily accessible via Fife Circle train service. The town itself provides an abundance of amenities. The Kingsgate shopping centre offers a range of shops, high street brands including an M&S and leads out to Dunfermline High Street with a further choice of shopping, restaurants and cafes leading down to Bridge Street and beyond. For entertainment, there is Carnegie Leisure centre as well as Carnegie Hall and Alhambra Theatres. In addition, there is Pittencrieff Park (The Glen) and the Public Park which leads to Dunfermline City train station. Moreover, further entertainment options including cinema complex is situated to the east of town at Fife Leisure Park.

VIEWING
By Appointment, please contact ABBEY FORTH PROPERTY – SALES TEAM.

Council Tax Band: B (Fife Council)
Tenure: Freehold
Parking options: On Street
Garden details: Communal Garden, Private Garden

- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Garden
- High Ceilings
- No Onward Chain

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

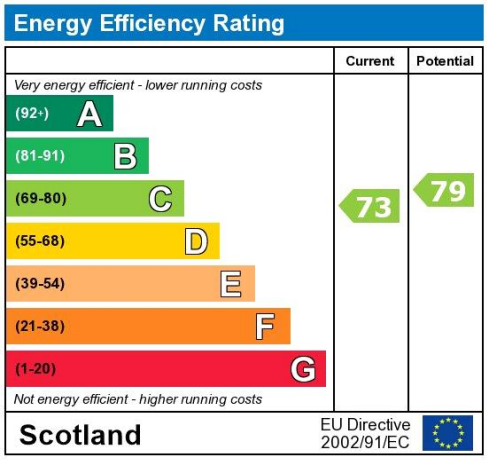


2 BED MAIN DOOR FLAT

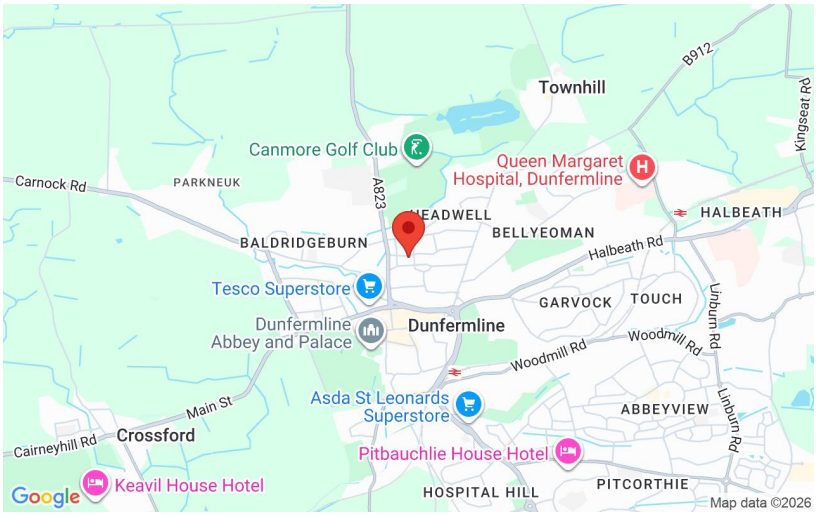
TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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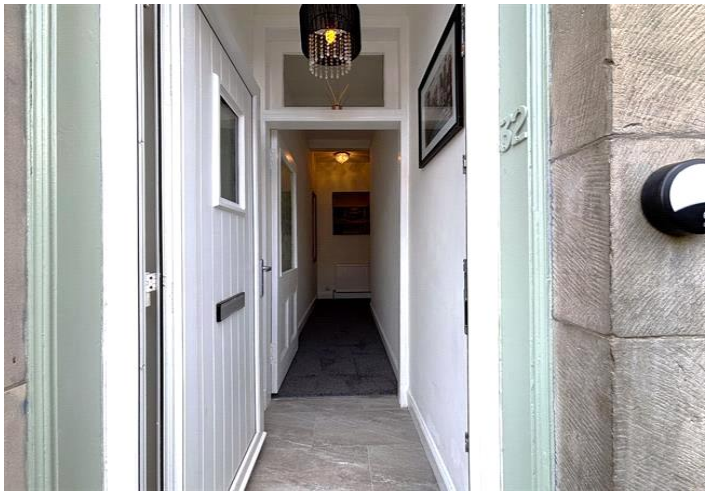


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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