ABBEY FORTH

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18 OLD MILL COURT, DUNFERMLINE

OFFERS OVER £109,950

EXCELLENT FIRST TIME BUY OPPORTUNITY!
DESIRABLE 1 BEDROOM TERRACED COTTAGE.
Entrance Hall. Lounge - open plan to - fitted kitchen. Bathroom, Stairs to Double Bedroom (fitted wardrobes). Storage Cupboard. GCH. Residential Parking. Walking distance to supermarket, train station, bus stop, amenities.

DESIRABLE 1 BEDROOM TERRACED COTTAGE.

ABBEY FORTH PROPERTY presents this spacious 1-bedroom terraced cottage which is situated within walking distance of Dunfermline City centre and local amenities and just a few minutes' walk from Dunfermline City Station as well as local Asda supermarket. The property is of generous proportion throughout and the accommodation briefly comprises private entrance opening to hall and further door leading to open plan kitchen/dining/lounge with cupboard storage under stairs. The spacious lounge area boasts an outlook to quiet rear grounds and the fitted kitchen boasts integrated oven and hob with space for free-standing appliances. The bathroom in on ground level and comprises a suite of bath (with Triton electric shower over), washbasin and WC. Stairs from lounge lead to first floor with storage cupboard on landing which also houses boiler. The double bedroom is generously proportioned and boasts fitted mirrored wardrobe storage to one wall. There are communal gardens and residents parking. Gas central heating and double-glazing.

Early viewing is recommended to appreciate this ideal first time buy property or for those looking to downsize.

KEY INFORMATION
Terraced Cottage
1 Bedroom, 1 Reception,1 Bathroom
Gas central heating.
Double Glazing.
Storage
Residents parking.
Communal Grounds.
5 Minute walk to Dunfermline City Station.
5-minute walk to Supermarket.
Council tax band B.
Home Report Valuation £110,000.

LOCATION
Property is located in a quiet cul-de-sac location to the south side of Dunfermline. Situated next to Rex Park and within easy reach of local amenities. Dunfermline is a highly desirable location given its proximity to Edinburgh 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. Dunfermline 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, Fire Station Creative Gallery & Carnegie Library. In addition, there is Pittencrieff Park and the Public Park which leads to Dunfermline City train station – All within a short walk from the property. Moreover, further entertainment options including cinema complex is situated to the east of town at Fife Leisure Park.

DIRECTIONS
From Dunfermline head south via St Margarets Drive and at the via duct take a sharp left into Woodmill Road. Take the second turning on the right into Charles Street and follow the road to the bottom veering left into Old Mill Court where the property is situated straight ahead and is signposted.

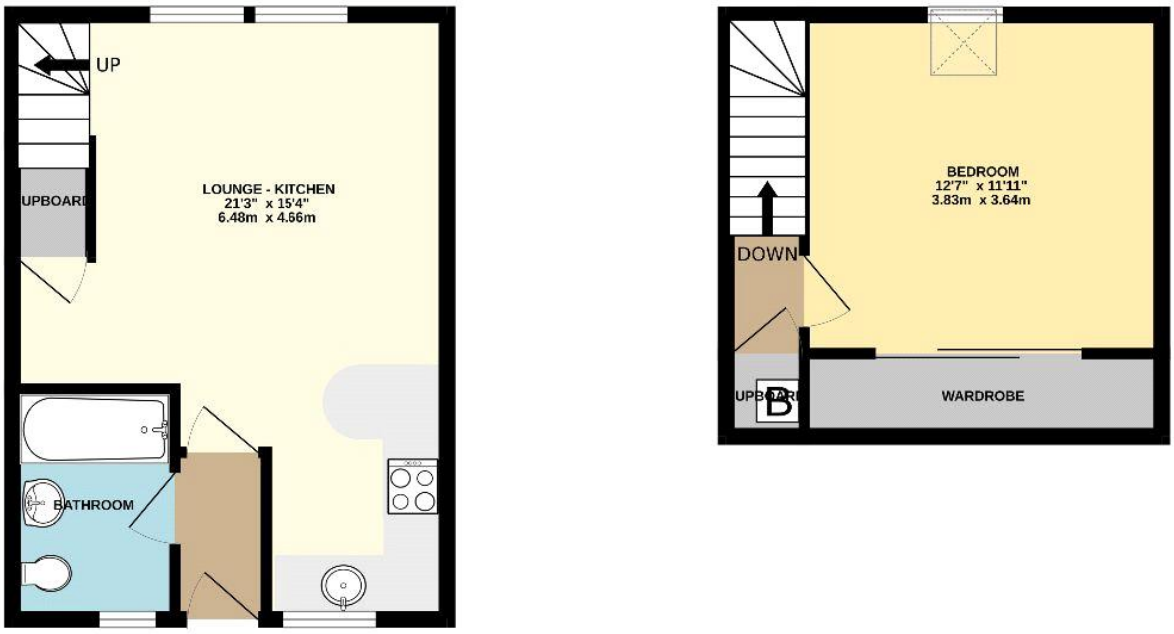
VIEWING – By Appointment. Please contact Abbey Fort Sales Team.

Council Tax Band: B (Fife Council)
Tenure: Freehold
Parking options: Residents
Garden details: Communal Garden

- Appliances
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Gas Central Heating
- Residential Parking
- No Onward Chain

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.

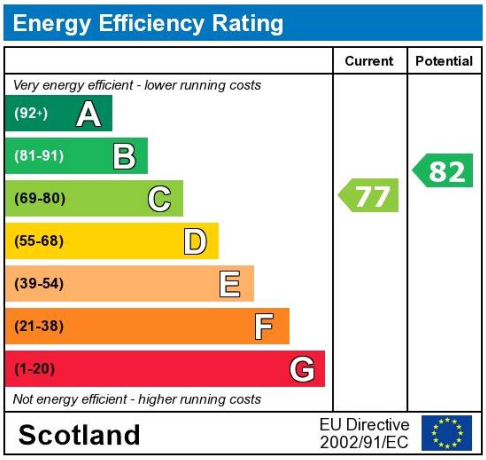


1 BED TERRACED COTTAGE

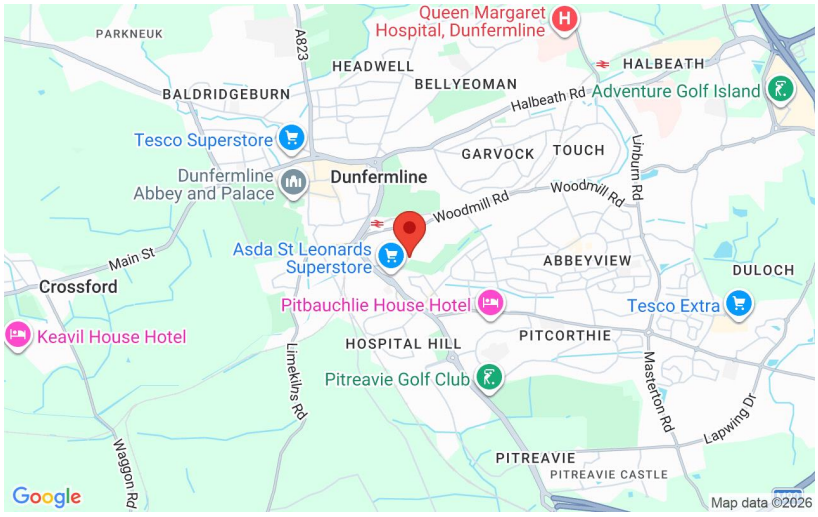
TOTAL FLOOR AREA : 553 sq.ft. (51.3 sq.m.) approx.

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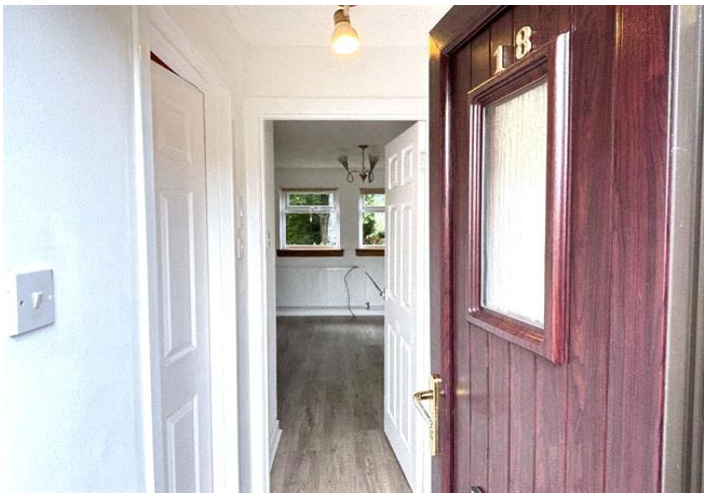
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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