ABBEY FORTH

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39F REID STREET, DUNFERMLINE

OFFERS OVER £90,000

Traditional Top Floor 2 Bedroom Tenement Flat.
Walking distance to train station and city centre.
Communal Entrance. Hall, Lounge, Kitchen, Bathroom, Double Bedroom, Single Bedroom, Storage. DG/GCH. Communal rear garden. On-Street parking (permit). Council Tax Band B.

AN IDEAL FIRST TIME BUY OPPORTUNITY.

A DESIRABLE, SPACIOUS TWO-BEDROOM TOP FLOOR FLAT LESS THAN 1 MINUTE'S WALK TO BUS STOP, 6 MINUTES WALK TO TRAIN STATION AND 10 MINUTES TO HIGH STREET. EARLY VIEWING IS STRONGLY RECOMMENDED.

ABBEY FORTH PROPERTY presents the very desirable 2-bedroom top floor flat located on a quiet residential street within easy reach of Dunfermline City Centre & Dunfermline City Train Station. Access property via shared entrance to top (2nd) floor and to flat F. Enter into a spacious hallway with Storage & Utility cupboard. To the front is a generously proportioned lounge with ample space for lounge furniture and dining. The galley kitchen offers integrated electric oven and gas hob with space for free-standing fridge-freezer. With a quiet rear aspect is the spacious double bedroom. To the front is a single bedroom with cupboard which houses the boiler and would be an ideal home office. The bathroom with Mira electric shower over bath, completes the accommodation. The property benefits gas central heating and double glazing.

PROPERTY HIGHLIGHTS.
Top Floor Flat – 2nd Floor
2 Bedrooms (1 Dbl, 1 Sgl), 1 Reception Room, 1 Bathroom.
On-street Permit Parking.
Kitchen includes appliances – oven/hob/extractor, fridge, washing machine (housed in hall cupboard).
Double Glazing.
Gas Central Heating.
Home Report Valuation £95,000.
Council Tax Band B

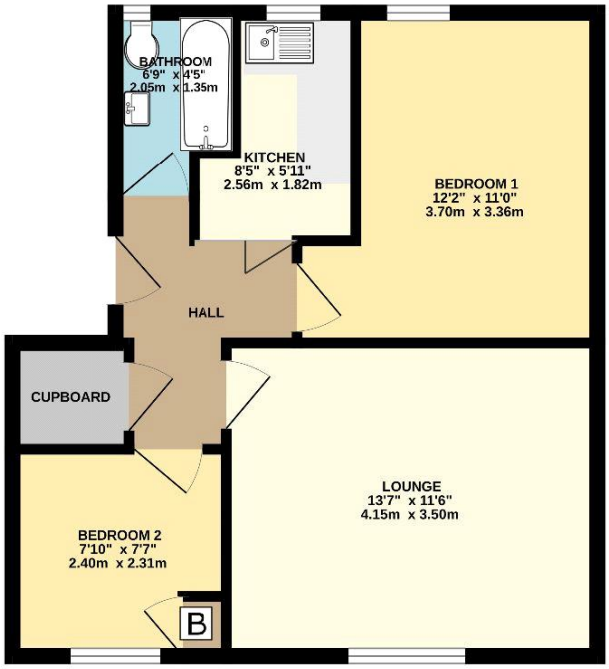
LOCATION
Situated within walking distance of Dunfermline City Centre, Reid Street is located within easy walking distance of Railway Station (6 mins) and to good local amenities. The local bus stop is approximately 1 minute walk from the property, and the local Asda supermarket and local service station are located within a short walk from the flat. 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 Town 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.

VIEWING.
By Appointment – Please contact Abbey Forth Property Sales Team.

Council Tax Band: B (Fife Council)
Tenure: Freehold
Parking options: On Street

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

TOP FLOOR
517 sq.ft. (48.0 sq.m.) approx.



2 BED TOP FLOOR FLAT

TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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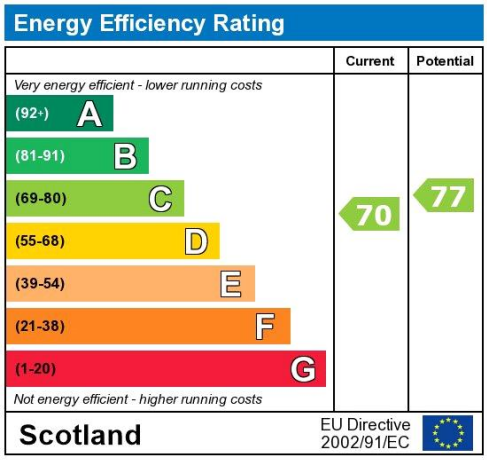
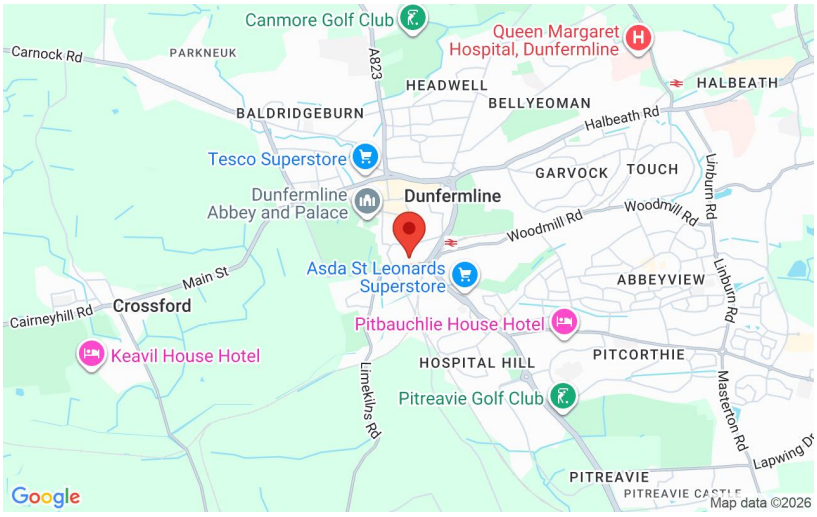


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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