



LADY CAMPBELLS COURT DUNFERMLINE | OFFERS OVER £165,000

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# LADY CAMPBELLS COURT

DUNFERMLINE

£165,000

AMAZING RESULTS!™ Estate Agents are delighted to introduce this modern two bedroom house (two floors) which forms part of the previous MILL conversion and is private with a contained rear garden area which captures the sunshine most of the day.

This delightful property boasts two generous sized bedrooms and two bathrooms - bath with shower upstairs and WC on the lower floor. The lounge and open plan dining area with kitchen are bright and spacious. Located in Dunfermline, this home is close to many amenities on the doorstep and a short drive to Edinburgh, making it a perfect choice for first-time buyers, commuters, investors or downsizers. Arrange a viewing - this home will sell quickly!

## Description

This attractive mid-terraced property is perfect for first-time buyers, downsizers, investors, and anyone looking to embrace the lifestyle of the City of Dunfermline.

Step inside the hall from the rear entry door, where you can access the lounge which consists of open plan dining / kitchen. A feature window allows light to flood into the house with views out to the walkway into the city centre.

There is a dedicated car parking space outside the house and several visitor car parking spaces.

Don't miss this opportunity to view this home - arrange a viewing today and experience this stunning property for yourself.

## Situation

Dunfermline won its bid to achieve official status in May 2022 as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges and, as such, is particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. There are also good railway links which provide services to the UK. Bus

services are convenient and regular and include park and ride services.

## Special Features

- 2 Bedrooms - double size
- 2 Bathrooms (one upstairs, WC on lower floor)
- Easy access to M90 and nearby amenities
- Feature window in lounge continuing to the upper floor
- Kitchen appliances include washer/drier; dishwasher; large fridge-freezer plus combi-boiler
- GH & DG
- Council Tax Band D
- Attractive flooring; light fittings and window coverings will remain
- Dedicated car parking space

## Garden area and parking

Small fenced garden area but sufficient to sit out and tend to any pot plants you may have or have a BBQ.

## Want to view this property?

Viewing by appointment, please call your local Estate Agent Lynda Wilson to see this home. 07809330678 To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online, please visit AMAZING RESULTS!™ website.

## Want to know what your property is worth?

Want to know what your home is worth? Book a free valuation by contacting Lynda on 07809330678 or via email at [lynda@amazingresults.com](mailto:lynda@amazingresults.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			
<b>Scotland</b> EU Directive 2002/91/EC		<b>Scotland</b> EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!**™ on 07809 330678



Lynda Wilson  
Professional Estate Agent

0800 999 1565 (office)  
07809 330678 (mobile)

lynda@AMAZINGRESULTS.com



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