



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**28 Jubilee Court, Dunfermline, KY12 7PF**  
Offers Over £139,000





Well proportioned two bed apartment situated within the much sought after Jubilee Court retirement complex built by McCarthy Stone, superbly located within walking distance of all city centre amenities. Mutual secured entrance, Reception hall, Lounge/dining room (Views of Abbey and Palace ruins), Fitted Kitchen, 2 Double bedrooms, Shower room. Electric heating. Double glazing. This complex enjoys the benefit of a house manager, 24 hour care line service, secure entry system, lift to all levels, laundry room, residents lounge and guest suite available by booking. Private residents/visitors parking. EPC - B. Good energy efficiency. Council tax - E. Freehold.



## LOCATION

Jubilee Court is a retirement development constructed in 2001 by McCarthy and Stone. It is located close to the City centre and local amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing.

## PROPERTY - FIRST FLOOR APARTMENT

- Reception hall
- Lounge/dining room
- Kitchen
- 2 Double bedroom
- Shower room
- Electric heating
- Double glazing
- Landscaped communal gardens
- Views of Dunfermline Abbey and Palace Ruins
- House manager
- 24 hour care line service
- Secure entry system
- Lift to all levels
- Laundry room
- Residents lounge
- Guest suite available by booking
- Private residents/visitors parking

## ACCOMMODATION

### Mutual Entrance

There is a secured entry system. Access to this property is via the stairwell or lift. The managers office, laundry room and access to the gardens are on this level.

### Hall

With doors leading to the lounge/dining room, 2 Bedrooms and Shower room. Two storage cupboards.

### Lounge/Dining room 6.50 m x 3.20 m / 21'4" x 10'6"

This is a lovely, well proportioned and bright lounge/dining room. Attractive outlook to the front of Dunfermline Abbey and the Palace Ruins. Double doors to kitchen. Front.  
(Dining Area 2.10 m x 1.50 m / 6'11" x 4'11")

### Kitchen 2.60 m x 2.20 m / 8'6" x 7'3"

Front.

### Bedroom 1 5.90 m x 2.80 m / 19'4" x 9'2"

A well proportioned double bedroom enjoying the benefit of built in wardrobes. Front.

### Bedroom 2 5.80 m x 2.90 m / 19'0" x 9'6"

The second bedroom is also of excellent proportions. Front.

### Shower Room 2.10 m x 1.70 m / 6'11" x 5'7"

The attractive shower room has been refitted with a modern white suite. Mid.

### Gardens

The complex is set within mature gardens to rear which boast a host of flower beds, shrubs, mature trees, well manicured lawn and a south facing aspect with maximum privacy.

### Additional Information

Please note: Occupiers must be aged over 60 years and in case of joint purchasers the second party must be aged approximately 55 years. Jubilee Court is not suitable for those who require special care.

### Factoring Fee

An annual fee will be charged for the factoring of the building which covers building insurance, House Manager service, gardening, cleaning and upkeep of public areas and of the building, lift maintenance and tv/phone intercom system. The estimated fee is approximately £120.00 per month.

### PARKING

There is ample parking for residents and visitors

### HEATING

Electric heating

### GLAZING

Double glazing

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### SOLD AS SEEN

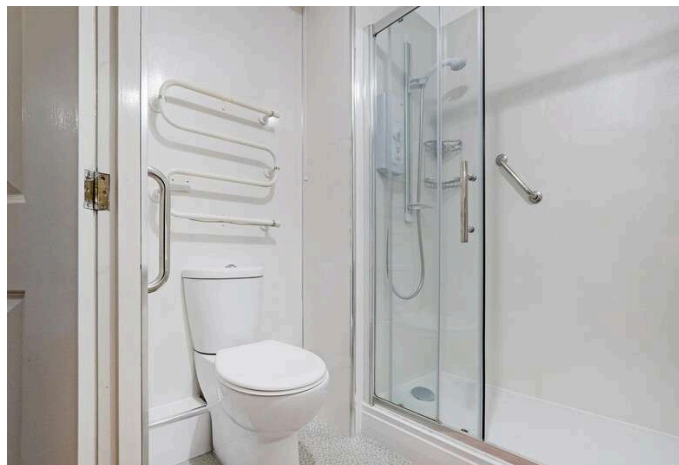
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.









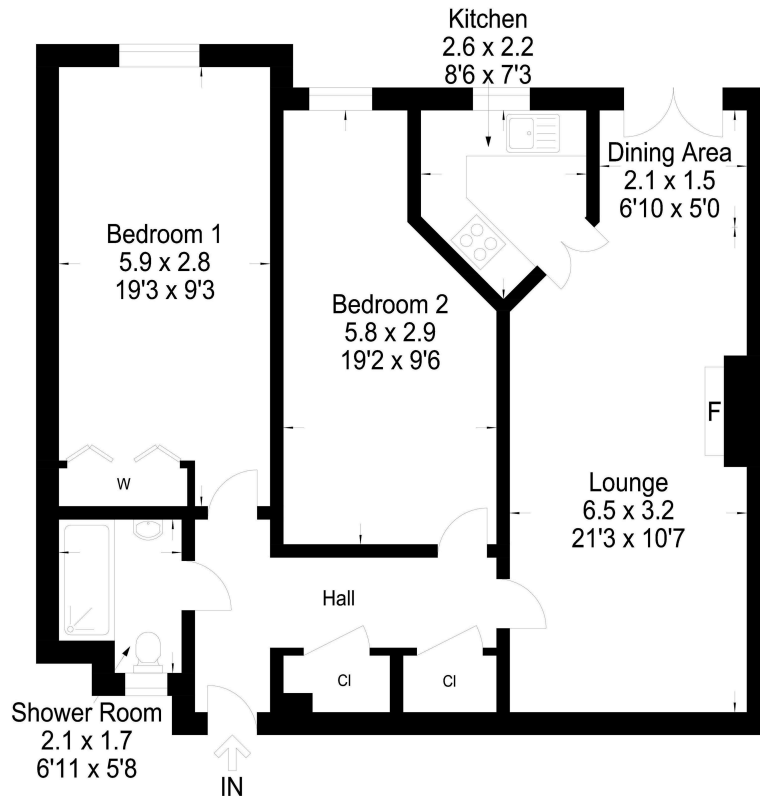












**VistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2024

## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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