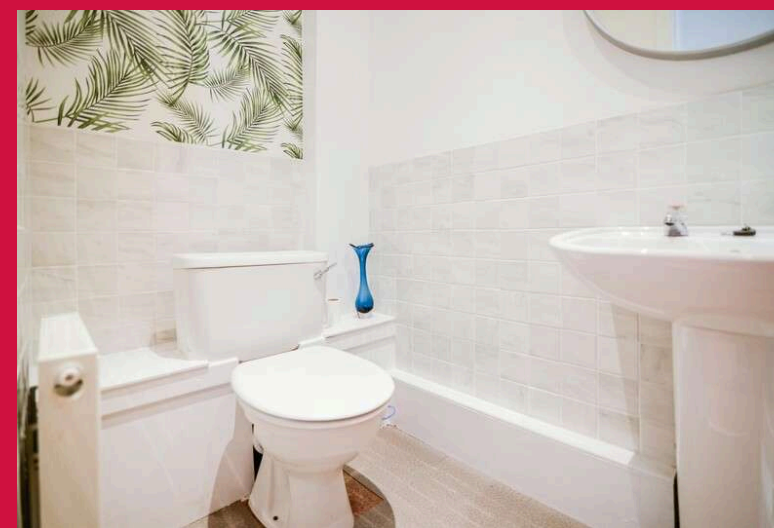




ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

**47 Buffies Brae, Dunfermline,
Offers Over £69,950**



Neatly preseted ground floor flat enjoying a pleasant location within walking distance to the City centre, Pittencreiff Park and all local amenities.

Entrance hall, Lounge/kitchen, Mid Hall, Double bedroom, Shower room. Double glazing (new). Gas central heating. Shared drying area to the rear. Convenient location. Fresh decor. New carpet. Ideal starter home in move in condition. Potential for buy to let. EPC - C. Council Tax - A. Freehold



LOCATION

Dunfermline is located approximately five miles from the Forth bridges and is therefore 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 Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national. Buffies Brae enjoys a very convenient location within walking distance to the City centre with all its varied attractions. It is also only a few minutes walk to the famous Pittencrieff Park.

PROPERTY - GROUND FLOOR FLAT

- Entrance hall
- Lounge/kitchen
- Mid Hall
- Double bedroom
- Shower room
- Double glazing (Brand new)
- Gas central heating
- Shared drying area to the rear
- Fresh decor
- New carpets
- Ideal starter Home
- Ideal buy to let
- Great location
- Internal viewing a must!

ACCOMMODATION

Entrance hall

With door to lounge/kitchen.

Lounge/Kitchen

This is a bright, good sized lounge/kitchen. Brand new carpet. Wall mounted feature electric fire. Door to mid hall. Located to front.

Lounge area 4.2 m x 2.8 m / 13'10" x 9'3"

Kitchen area 1.60 m x 1.20 m / 5'3" x 3'11"

Mid hall

With a door to bedroom and shower room.

Bedroom 1 4.90 m x 2.80 m / 16'1" x 9'2"

A well proportioned double bedroom. Deep storage cupboard - with plumbing for automatic washing machine. Located to the rear.

Shower Room 3.10 m x 1.10 m / 10'2" x 3'7"

Fitted with a modern white suite.

Garden

There is an area shared drying area to the rear of the property.

Parking

There is ample on street parking.

HEATING

Gas central heating.

GLAZING

Double glazing (Brand new)

EXTRAS

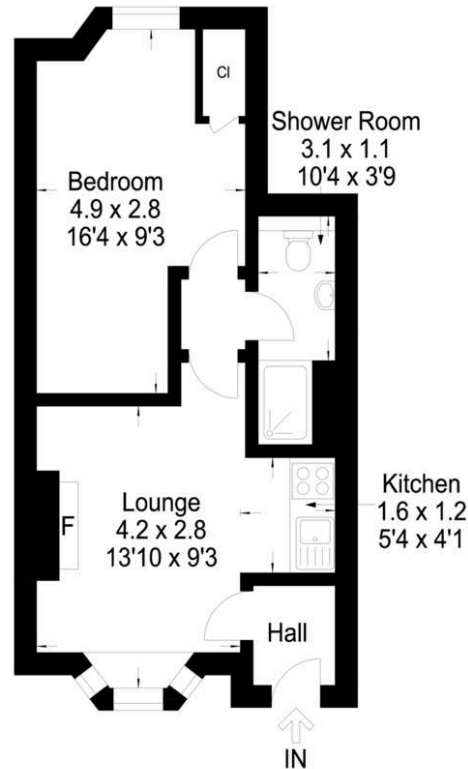
All fitted carpets and blinds together with the kitchen appliances and wardrobe in the bedroom are included in the sale price.

HOME REPORT

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

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

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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.

Ross & Connel,
 18 Viewfield Terrace,
 Dunfermline, KY12 7JH
 Tel: 01383 721156 | Fax: 01383 721150
 Email: lsmith@ross.connel.co.uk

