

Stevenson Marshall
Property & Law

Flat 1, 102 Campbell Street, Dunfermline, KY12 0QL

Offers Over £115,000

A bright and spacious traditional ground floor flat located in the heart of Dunfermline City Centre.

Accommodation comprises:- reception hallway, lounge/dining area, kitchen, two bedrooms and new shower room.

Gas central heating and double glazed windows are installed throughout and the property benefits from fresh décor, brand new quality flooring, flexible layout and all accommodation on one level.

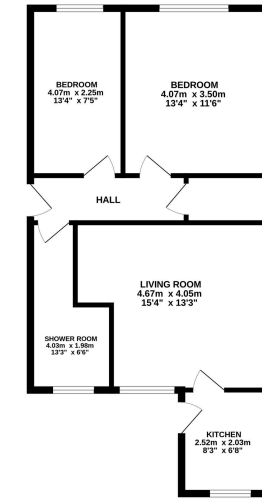
There is a useful flat fund group in place, which covers communal stairwell and roof maintenance. All 12 occupants contribute £12 per month to the fund and any repair costs over and above the current fund balance would be divided equally

between all 12 occupants. The system works well.

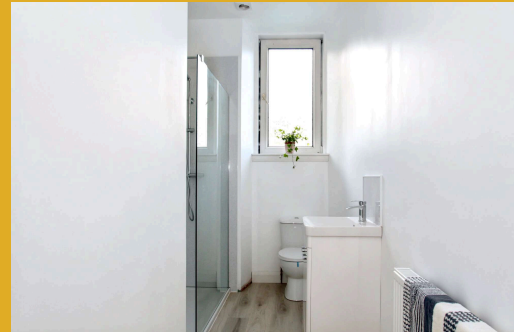
There are attractive communal gardens to rear which are mainly laid to lawn with drying facilities provided. The property also benefits from its own private patio area to rear.

Campbell Street is located within walking distance of railway station, city centre, public parks, Carnegie Leisure Centre and retail park. For the commuter, easy access can be gained to the M90 motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine Bridge and Queensferry Crossing.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, corridors, stairs and other areas are approximate and do not necessarily reflect the actual dimensions of the property. The services, systems and appliances shown have not been tested and no warranty is given as to their compliance with any Regulations. Measurements are to the internal face of the walls and doors are shown open.



An appointment to view can be made by contacting selling agents on 01383 721141.

[Contact us](#)

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