



69G MCDONALD STREET DUNFERMLINE, KY11 8NG

£139,995
FREEHOLD

New for sale a Beautiful Modern 1st Floor Apartment within a well-maintained building ideal for First Time Buyers or Young Professionals in move in condition. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this well-maintained apartment comprising Security Entry - Entrance Hall - Corner Lounge with Parisian Balcony - Modern Fitted Kitchen - Two Bright Bedrooms Master En-Suite also with Parisian Balcony - Bathroom/WC. Benefitting from DG- GCH - EPC B - HOME REPORT £145,000. Externally generous off-street parking non designated bays & shared maintained gardens. View Now!



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69G MCDONALD STREET

- BEAUTIFUL MODERN 1ST FLOOR APARTMENT • DG- GCH - EPC B - HOME REPORT £145,000 • TWO BEDROOMS MASTER EN-SUITE & PARISIAN BALCONY • SPACIOUS CORNER LOUNGE WITH PARISIAN BALCONY • MODERN FITTED KITCHEN & APPLIANCES • BATHROOM/WC • OFF STREET PARKING - SHARED GROUNDS • FACTORING AGREEMENT • IDEAL FOR COMMUTING • PERFECT STARTER HOME!



FULL DESCRIPTION

New for sale a Beautiful Modern 1st Floor Apartment within a well-maintained building ideal for First Time Buyers or Young Professionals in move in condition. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this well-maintained apartment comprising Security Entry - Entrance Hall - Corner Lounge with Parisian Balcony - Modern Fitted Kitchen - Two Bright Bedrooms Master En-Suite also with Parisian Balcony - Bathroom/WC. Benefitting from DG- GCH - EPC B - HOME REPORT £145,000. Externally generous off-street parking non designated bays & shared maintained gardens. View Now!

LOCATION

The City of Dunfermline is the Ancient Capital of Scotland & the remains of Robert The Bruce rest. Ideally positioned adjacent to the A92 road network for commuters to Edinburgh - Glasgow - Dundee & Beyond. Dunfermline boats mainline railway halts at Queen Margaret / Dunfermline itself. Halbeath Park & Ride provides additional commuter facilities for this vibrant growing City. Dunfermline offers a wealth of Early Education - Primary & Secondary Schooling facilities. Golf Courses - Carnegie Sports centre to name but a few leisure amenities offered.

SECURITY ENTRY

Secure intercom system.

ENTRANCE HALL

Security door. Entry phone on wall. Store cupboard. Carpet.

LOUNGE/ DINER

Attractive public room on corner of building enjoying open aspects. 2 DG windows & DG Parisian Balcony all with fitted blinds. Carpet.

MODERN FITTED KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop, inset sink. Appliances to include Gas hob, oven, fridge freezer, dishwasher, washing machine. DG window with blind.

MASTER BEDROOM

Spacious main double bedroom with feature Parisian Balcony & fitted blind. Double wardrobe. Carpet.

EN-SUITE SHOWER-ROOM

Comprising shower with Triton electric shower, clear screen. Wash hand vanity unit. Low level wc. Extractor fan.

BEDROOM 2

Bright second bedroom ideal home office. DG window to front with fitted blind. Carpet,

BATHROOM

To include bath with spray attachment, wash hand vanity unit, low level wc. Extractor fan.

OFF STREET PARKING

Generous array of non-designated parking bays.

COMMUNAL GARDEN

Shared grounds maintained under factor agreement.

FACTOR

Hackett & Paterson aprox £240 per quarter.

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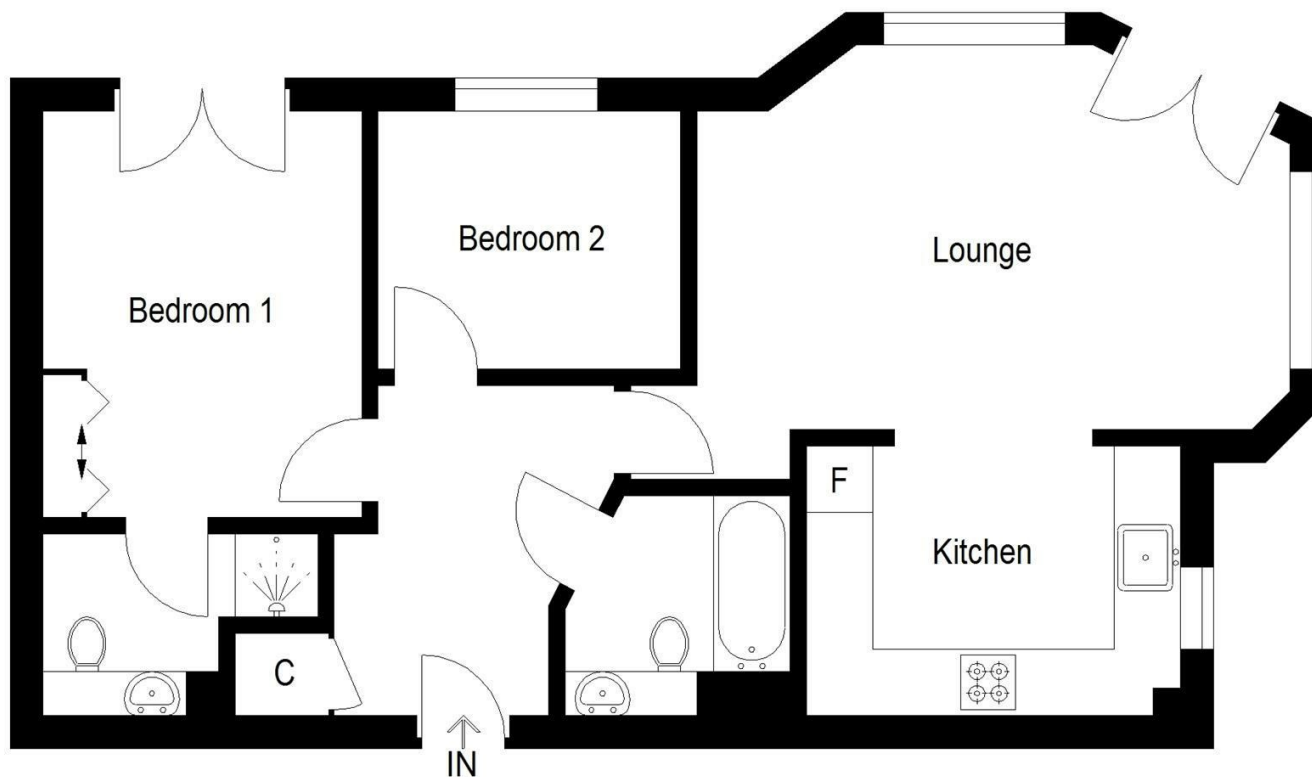


Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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