



10 Hill Court
DUNFERMLINE | KY12 7RF


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An excellent opportunity has arisen to acquire a 25% share of this most appealing upper flat, forming part of a popular retirement development set in a quiet cul-de-sac close to regular bus services into the City Centre. Generous sized accommodation is on offer here, providing all modern comforts including a range of sleek white gloss units, lovely tiled splash-backs and integral appliances in the kitchen, and a large cubicle plumbed with electric shower and wash-basin set in vanity unit in the shower-room. The flat has been nicely finished off with neutral tone decor and floor coverings ensuring it's ready for the new owner to put their own stamp on it. Benches are available within the communal grounds for outdoor relaxation and parking within the development is on a first come first served basis.

The remaining 75% share of the flat is owned by Bield Housing and at the time of publishing, a monthly rental payment of £263.16 and a monthly factoring charge of £91.26 are payable to Bield. Any new purchaser must meet the eligibility criteria for shared ownership and will be required to undergo a financial assessment and approval by Bield. An age restriction applies stating that an owner must have reached 60 years. The new owner can arrange for Bield to have a 24 hour emergency call system installed in the property at an estimated cost of £500-£600. There's the possibility to purchase an extra share of the property at a later stage, upon application to Bield.

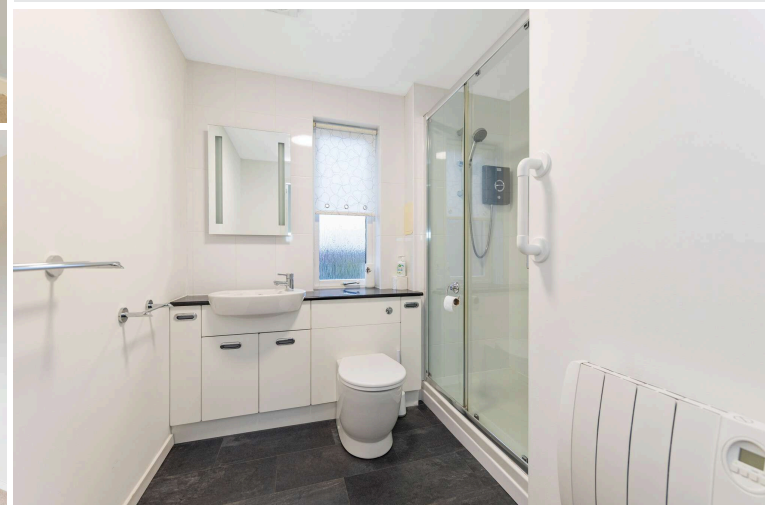
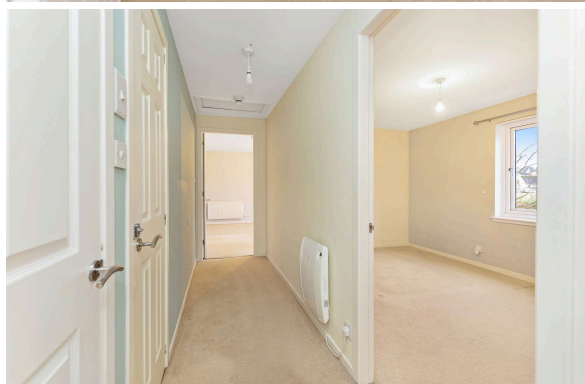
- West facing twin window living room
- Attractively fitted kitchen with integral appliances
- Double bedroom/mirrored wardrobe
- Modern shower-room/electric shower
- Entrance hallway with utility cupboard
- Modern electric radiators
- Attic space
- Security entryphone system
- Residents car park
- Communal garden and drying green

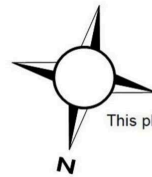
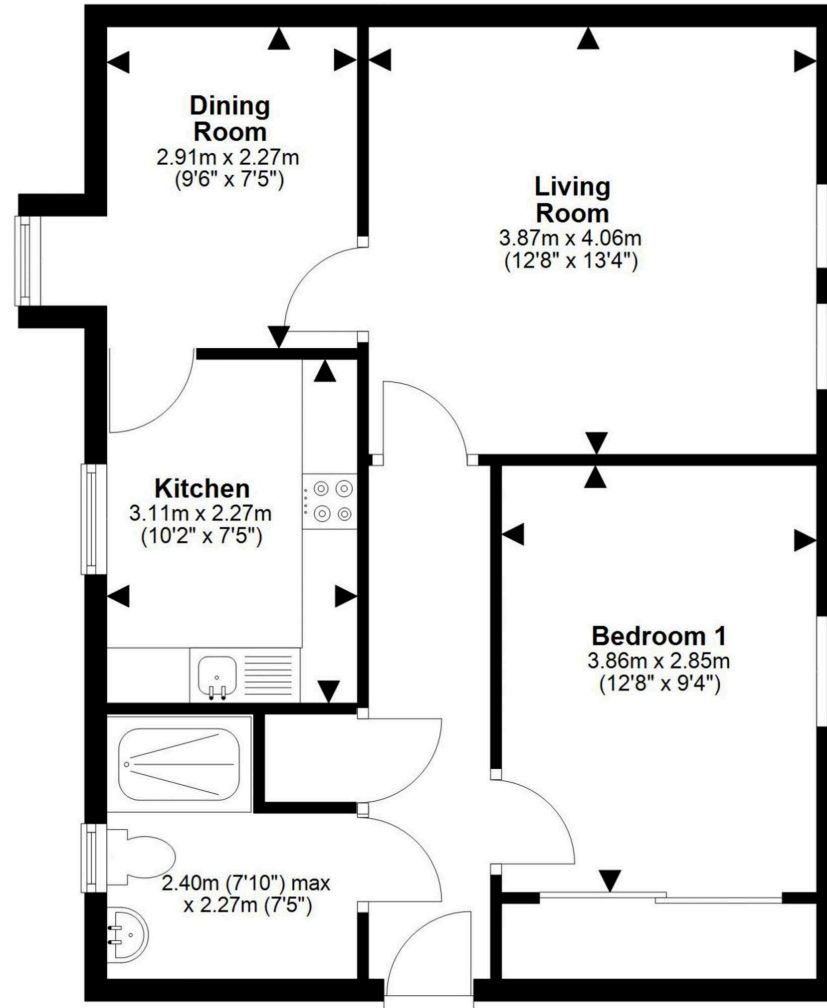
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The bustling, popular city of Dunfermline lies to the west of the M90, within easy reach of Edinburgh to the south and also Perth, Stirling and Glasgow. Once the ancient capital of Scotland, it has a strong sense of history, boasting links to Robert the Bruce and the famous philanthropist Andrew Carnegie. Sites of historical interest include the impressive Abbey and a ruined monastery. The city offers an excellent choice of shopping facilities to its residents, with varied shops and services located in the centre, plus a choice of retail parks and supermarkets. Leisure pursuits are also well catered for with many good bars, cafes and restaurants and also a multi screen cinema and bowling alley. The green expanse and numerous wooded pathways of Pittencrieff Park allow for pleasant walks. Carnegie Leisure Centre and Bannatynes Health Club offer a choice of activities. A short drive takes you to a selection of sandy or pebbled beaches along the Forth coastline. Regular train services running from the two stations in the city (Queen Margaret Station is closest to this property) and good bus services running along neighbouring Halbeath Road provide access into the City Centre, to Edinburgh and other areas.

Energy rating D, Council tax band A.
Property can be sold as seen with all fixtures and fittings included in this sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.