



Malcolm Jack  
& Matheson

23 LEYS PARK GROVE  
DUNFERMLINE, KY12 0DF



OFFERS OVER  
£164,995

**IMMACULATE MODERN SECOND FLOOR  
APARTMENT WITH TWO DOUBLE  
BEDROOMS. PRIME LOCATION. LIFT.  
RESIDENTS' PARKING.**

**SECURE ENTRY PHONE  
HALL**

**LOUNGE/DINER**

**KITCHEN**

**TWO DOUBLE BEDROOMS. MASTER  
BEDROOM WITH AN ENSUITE  
BATHROOM**

**LIFT**

**COMMUNAL GROUNDS**

**RESIDENTS PARKING**

**GCH & DG**

**EPC B**



## SITUATION

The Royal Burgh of Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Rail Bridges and the Queensferry Crossing has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth, and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreation facilities can be found in the city centre and in the various retail parks on the outer fringes of the town.

## PROPERTY

The property presents an immaculate modern 2-bedroom second floor apartment in walk in condition, situated within a modern development and is walking distance to the city centre. Excellent amenities available including Dunfermline Train Station ideal for the commuter.

Internally the property is in walk-in condition, offering modern and spacious living space. The layout includes an open plan lounge diner and kitchen, two double bedrooms, a master bedroom with an ensuite shower room and bathroom. The property benefits from gas central heating, double glazing and

secure entry phone system. There is also the added benefit of a lift within the block, communal grounds and residents parking. The communal areas are maintained by a factoring agent and the fee includes buildings insurance.

## ACCOMMODATION

**ENTRANCE HALL 4.18m x 1.53m (13'9" x 5')**

Spacious. Two built in storage cupboards. Radiator. Laminate flooring.



### **LOUNGE/DINER 4.95m x 4.49m (16'3" x 14'9")**

Well-lit lounge with French doors leading to a Juliet balcony. Window to side. Radiator. Laminate flooring.

### **KITCHEN 3.78m x 3.05m (12'5" x 10')**

Modern fully fitted dining kitchen. Integrated, oven, gas hob, chimney style cooker hood, sink and drainer, dishwasher, washing machine and fridge freezer. Window to rear. Radiator. Laminate flooring.

### **BEDROOM ONE 3.47m x 3.28m (11'5" x 10'9")**

Spacious double bedroom with window to the front. Built in double mirrored wardrobe. Radiator. Carpet.

### **ENSUITE SHOWER ROOM 2.25m x 1.34m (7'5" x 4'5")**

Modern white three-piece suite comprising walk in shower with electric shower, vanity unit with integrated wash hand basin, WC and storage. Chrome heated towel rail. Opaque window to the front. Laminate flooring.

### **BEDROOM TWO 3.22m x 2.70m (10'7" x 8'10")**

Double bedroom with window to the rear. Built in double mirrored wardrobe. Radiator. Carpet.

### **BATHROOM 2.55m x 1.93m (6'4" x 8'4")**

Modern white three-piece suite comprising bath with electric shower, vanity unit with integrated wash hand basin, WC and storage. Extractor fan. Chrome heated towel rail. Laminate flooring.

### **GARDENS AND GROUNDS**

The property is surrounded by well maintained communal grounds and ample residents parking.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. Some items of furniture may be made available through separate negotiation.

### **VIEWING**

Contact Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual arrangement.

### **OFFERS**

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk)

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

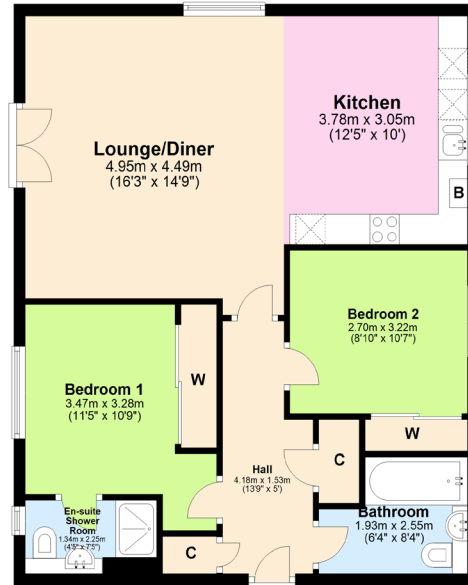
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.





## Second Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

We warrant every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for reference purposes only and should be used as such for any prospective purchase.

### VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

### FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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