



Malcolm Jack
& Matheson

18 Lyneburn Crescent, Halbeath,
Dunfermline KY11 8DZ



**OFFERS OVER
£110,000**

**A SPACIOUS AND WELL-
PRESENTED 3-BEDROOM UPPER
FLAT WITH ON-STREET PARKING
AND A PRIVATE ENCLOSED REAR
GARDEN. IDEALLY LOCATED
CLOSE TO DUNFERMLINE CITY
CENTRE AND EXCELLENT
COMMUTER LINKS.**

**PRIVATE ENTRANCE
HALL
LOUNGE
KITCHEN
THREE DOUBLE BEDROOMS
BATHROOM
SECTION OF ENCLOSED REAR
GARDEN
AMPLE ON STREET PARKING
GCH & DG
EPC C**



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. There are many places of interest such as Carnegie's Birthplace Museum, the Abbey and the Abbot House, and Pittencreeff House Museum with its wonderful public park. Dunfermline is located approximately five miles north of the Forth Bridges and is 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 north and south of the Forth and Kincardine bridges. Dunfermline features a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular

services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing.

PROPERTY

18 Lyneburn Crescent is a bright and spacious three-bedroom upper flat with its own private entrance. Ideally located within walking distance of Halbeath Retail Park, a local school, and convenience shops, it also offers easy access to the motorway and Dunfermline city centre, with its excellent range of amenities, bars, cafes, restaurants, and commuter links.

The accommodation comprises a welcoming hallway, a generous lounge with space for

dining, a well-appointed kitchen, three double bedrooms, and a modern bathroom. The property benefits from excellent storage, including built-in wardrobes in all bedrooms and access to the attic. Additional features include gas central heating and double glazing throughout.

Externally, the property enjoys a private, fully enclosed section of rear garden along with an outdoor storage cupboard and a designated area for bin storage. There is ample on-street parking available in the surrounding area.



ACCOMMODATION

HALL

Entered via a carpeted staircase with window. Meter cupboard. Built in storage cupboard. Hatch to the attic. Two radiators. Carpet.

LOUNGE 4.90M X 3.90M (16'1" X 12'10")

Spacious and bright lounge with twin windows to rear. Radiator. Carpet.

KITCHEN 3.80M X 2.70M (12'6" X 8'10")

Modern fully fitted kitchen with ample work surface space. Window to rear. Integrated sink and drainer. Free standing gas cooker with 5 ring hob. Radiator with cover. Boiler. Decorative tiled flooring. Space for a dishwasher, washing machine, tumble dryer and a fridge/freezer.

BEDROOM ONE 3.80M X 2.80 (12'6" X 9')

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

BEDROOM TWO 3.60M X 2.80M (11'10" X 9'2")

Double bedroom with twin windows to the front. Built in double wardrobe. Radiator. Carpet.

BEDROOM THREE 3.30 X 2.90M (10'10" X 9'6")

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

BATHROOM

Modern white three-piece suite comprising bath with mains shower, WC and wash hand basin. Opaque window to rear. Radiator with heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property includes a fully enclosed section of rear garden, laid mainly to lawn with space for outdoor furniture and a garden shed. There is also an external storage cupboard and a designated area for bin storage. Ample on-street parking is available in the surrounding area.

EXTRAS

All fixtures and fittings are included in the sale together with the free-standing gas cooker and the garden shed.

VIEWING

Call Malcolm Jack & Matheson.

HOME REPORT

There is a Home Report for this property.

ENTRY

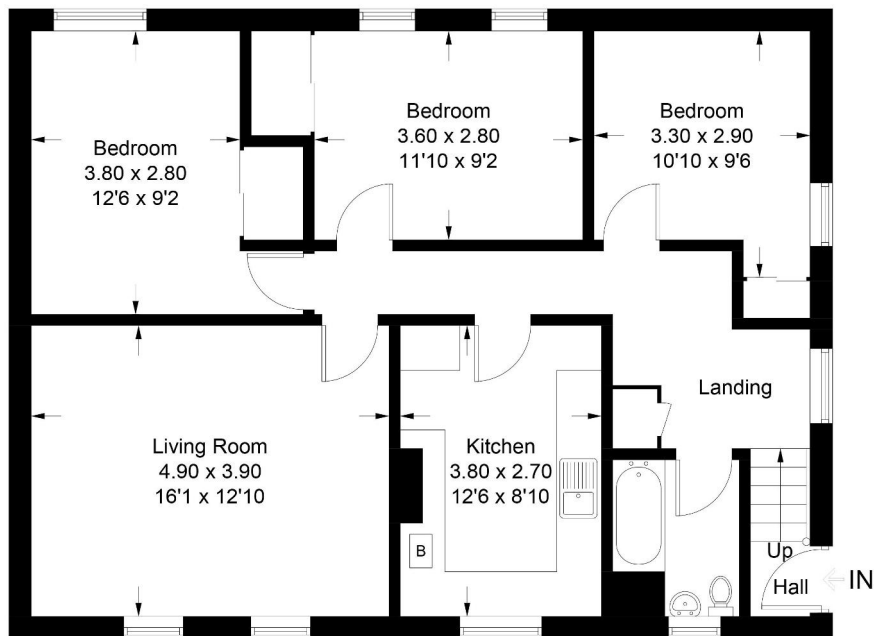
Entry by mutual arrangement.

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.

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.



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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