



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

20E St Margaret's Well, Dunfermline, KY12 0HZ
Offers Over £149,500



Beautiful and immaculately presented second floor flat enjoying the most attractive location with stunning views across Canmore Golf Course. Well kept mutual entrance stair, Hall, Spacious Lounge (Juliette Balcony with views), Spacious dining kitchen, 2 Double Bedrooms (Master en-suite shower room), Attractive bathroom. Double glazing. Gas central heating. Mutual garden areas. Ample resident's and visitor parking. Secured entryphone system. Pristine decor. Quality fixtures and fittings throughout. Bright accommodation. Superb starter home in a lovely location. EPC - C. Council tax - D. Freehold.

LOCATION

Ideally situated in a peaceful and convenient location, this property enjoys easy access to an excellent range of local amenities, as well as the extensive shopping, leisure, and cultural facilities available in Dunfermline city centre.

Dunfermline offers everything you would expect from Scotland's historic capital, including the Kingsgate Shopping Centre with an M&S store, a Tesco Superstore, and a wide selection of independent shops, cafés, and restaurants along the High Street. The city is also home to a wealth of cultural attractions, including the Alhambra Theatre, Carnegie Hall, the historic Dunfermline Abbey, Carnegie Museum, Dunfermline Library, and the Fire Station Creative arts venue.

For leisure and recreation, residents can enjoy the beautiful Pittencrieff Park, Fife Leisure Park with its cinema, health club, bars, and restaurants, as well as the nearby Carnegie Leisure Centre. Golf enthusiasts are well catered for with several excellent courses in the area, including Canmore Golf Club.

The property is ideally placed for families, with highly regarded primary schools within easy reach and Queen Anne High School nearby. Excellent public transport links are available, with bus services operating from adjacent Headwell Avenue and Townhill Road, providing convenient connections throughout Dunfermline and beyond

PROPERTY - SECOND FLOOR FLAT

- Superb location
- Views of Canmore Golf Course
- Beautifully presented throughout
- Good quality Quick-step Impressive laminate flooring
- 2 Bedrooms
- Master En-suite shower room
- Secured entryphone system
- Residents and visitors parking
- Mutual gardens areas

ACCOMMODATION

Mutual Entrance Stair

This is a very well kept mutual entrance stair. Door to property.

Hall 5.77 m x 1.77 m / 18'11" x 5'10"

This is a very welcoming hall, which has doors leading to the Lounge, Kitchen, 2 Bedrooms and Bathroom. Storage cupboard.

Lounge 3.96 m x 3.78 m / 13'0" x 12'5"

This is a bright and beautifully presented lounge which features a Juliette balcony capturing the view of Canmore Golf Course perfectly. Rear.

Dining Kitchen 3.96 m x 3.66 m / 13'0" x 12'0"

This is a well proportioned kitchen, which is fitted with modern floor and wall units with complementary worktops. The kitchen also boasts the view of the Golf Course. Rear.

Master Bedroom 4.52 m x 3.92 m / 14'10" x 12'10"

This is a beautiful bedroom, which enjoys the benefit of a double built in wardrobe and features a Juliette balcony. Front.

En-suite Shower room 1.74 m x 1.67 m / 5'9" x 5'6"

This attractive en-suite shower room is fitted with a modern white suite. Attractive wet wall panelling. Mid.

Bedroom 2 3.92 m x 2.92 m / 12'10" x 9'7"

Another good sized double bedroom. Storage cupboard. Front.

Bathroom 2.18 m x 1.67 m / 7'2" x 5'6"

The modern bathroom is fitted with a white suite with a shower set over the bath. Side.

Gardens

All the properties in the block have access to areas of mutual garden ground.

PARKING

There is ample residents and visitor parking to the front.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

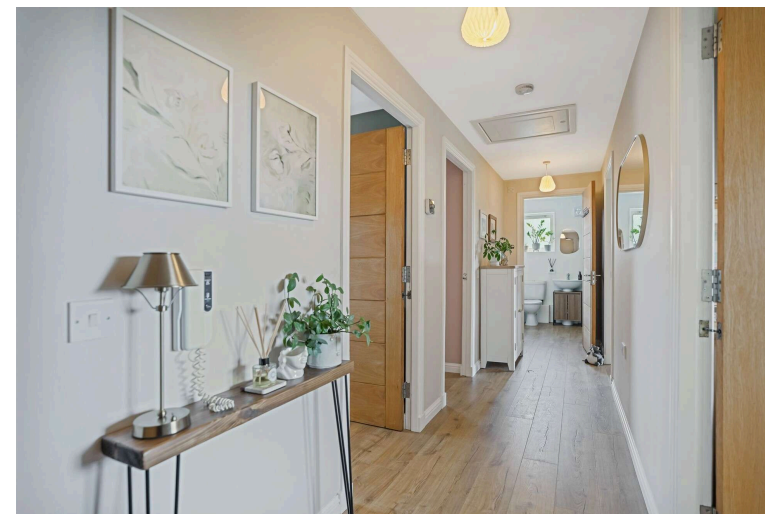
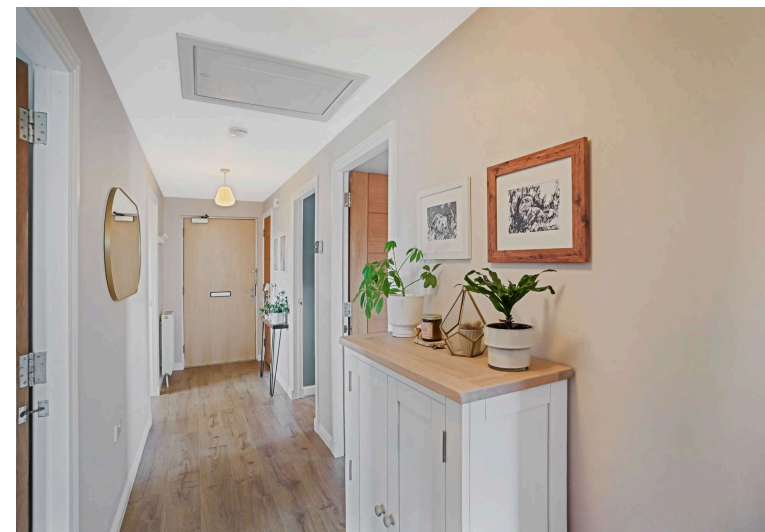
All the blinds and integrated kitchen appliances are included in the sale price.

FACTORING

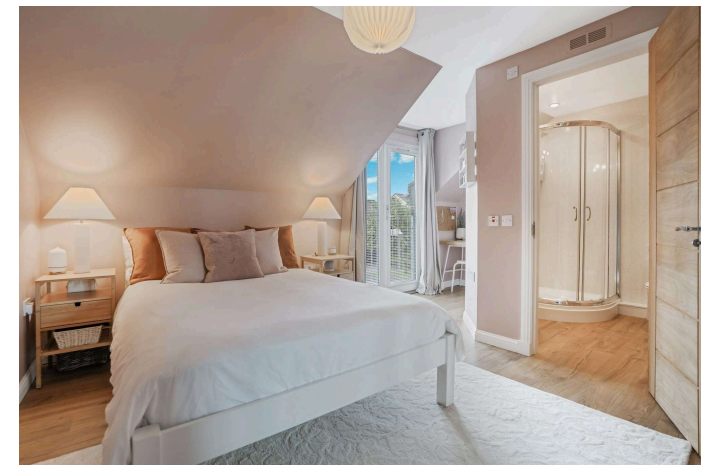
There is a factoring fee of approximately £86, which is payable monthly to Ross and Liddell.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling
01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Lee-Anne Smith at Ross & Connel on 01383 721156

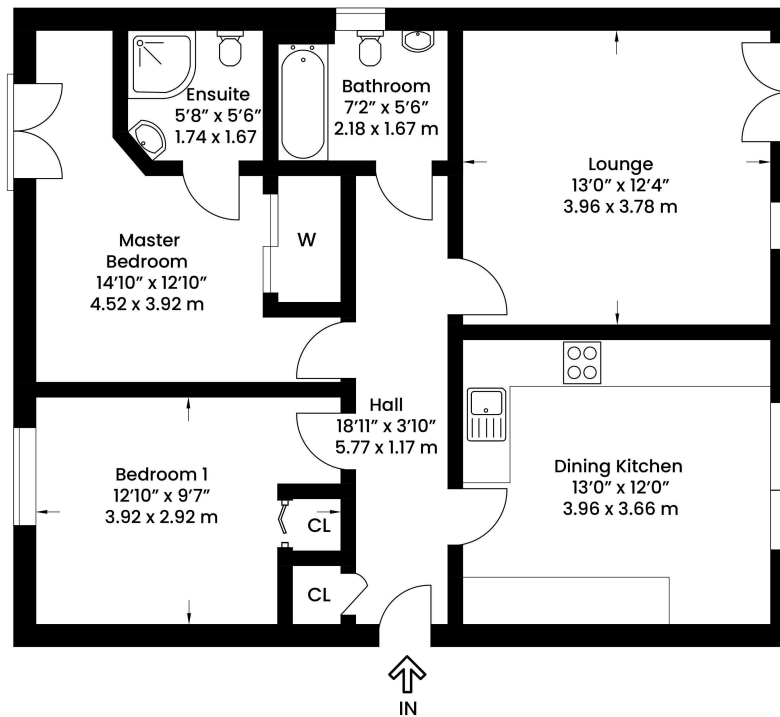
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PROPERTIES FOR SALE

www.rossconnel.co.uk

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

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

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