



Malcolm Jack
& Matheson

87 Bittern Court,
Dunfermline KY11 8HF



OFFERS OVER
£127,500

MODERN TWO-BED SECOND FLOOR FLAT IN A PRIME LOCATION. MOVE IN CONDITION. WELL, SITUATED FOR GOOD AMENITIES, SCHOOLING AND PERFECT FOR A COMMUTER.

**HALL
LOUNGE
KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
COMMUNAL GROUNDS
RESIDENTS' PARKING
EH & DG
EPC C**



SITUATION

The town of Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Forth Rail Bridges and 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 recreational facilities can be found in the town centre and in the various retail parks on the

outer fringes of the town. Ideal for primary and secondary schooling.

PROPERTY

87 Bittern Court is a modern and spacious 2-bed second floor flat with residential parking. Set in an established, factored, residential development close to commuter links, schooling and amenities.

Internally the property offers move in condition and the accommodation comprises a spacious

South facing lounge, a modern kitchen, two double bedrooms and a bathroom. There are good storage facilities throughout the property and the property benefits from electric heating and double glazing throughout.

Externally there are communal grounds and residents' parking surrounding the property.



ACCOMMODATION

HALL

A good-sized hall with carpet. Built in cupboard housing the water tank. Entry phone handset. Electric panel heater.

LOUNGE 4.40M X 3.80M (14'5 X 12'6)

Spacious, South facing lounge with French doors. Window to the front. TV point. Electric panel heater. Carpet.

KITCHEN 2.60M X 2.50M (8'6 X 8'2)

Fully fitted kitchen with integrated sink and drainer, electric oven, hob, cooker hood, fridge/freezer and washing machine. Window to the side. Electric panel heater. Tile effect vinyl flooring.

BEDROOM ONE 4.00M X 2.40M (13'1 X 7'10)

Double bedroom with built-in wardrobe. Window to the front. Electric panel heater. TV

point. Carpet.

BEDROOM TWO 3.40M X 2.80M (11'2 X 9'2)

Double bedroom with window to the side. Electric panel heater. Carpet.

BATHROOM

White three-piece suite comprising bath with mixer shower, integrated vanity unit with wash hand basin and WC. Electric heated towel rail. Extractor fan. Wood effect vinyl flooring.

FACTORING

There are Factor Fee's attached to the property. Please refer to the home report.

EXTRAS

All fitted floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

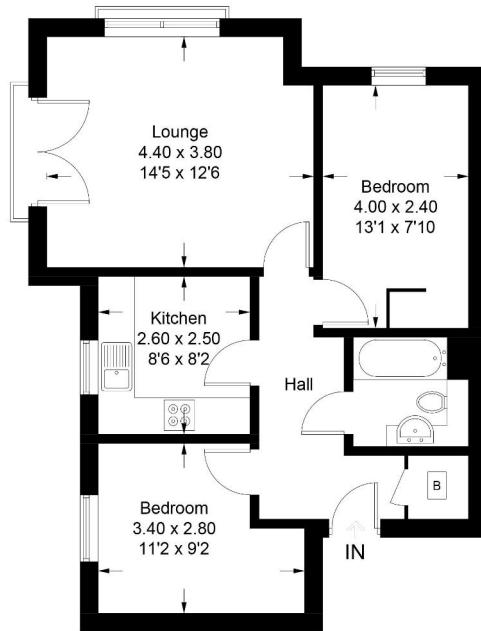
Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by emailing 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
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

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