



**58 Canon Lynch Court, Dunfermline**

Offers Over **£125,000**



## 58 Canon Lynch Court

Dunfermline

Spacious 2-bedroom ground floor flat, fully furnished and ready to move in. Bright living/dining room, modern kitchen, large storage cupboard and free parking. Ideal home or investment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Ground Floor 2 Bedroom Flat
- Spacious Principal Bedroom & Additional Double Bedroom
- Bright & Generously Sized Living / Dining Room
- Large Walk-In Storage Cupboard
- Excellent Residential or Investment Opportunity
- Convenient Location Close to Local Amenities, Shops & Transport Links



### Entrance hall

11' 8" x 9' 10" (3.55m x 3.00m)

The property also benefits from an exceptionally spacious walk-in storage cupboard, providing an impressive amount of additional storage space. It is fitted with multiple shelves and hanging rails, making it ideal for storing clothes, suitcases, bedding, household items, cleaning equipment and other belongings. The cupboard also provides dedicated space for a vacuum cleaner and additional storage units. A welcoming entrance hallway provides a bright and practical first impression of the property. The hallway offers easy access to the main living areas and bedrooms, with additional wall space for storage and decoration. The generous layout creates a pleasant sense of space as soon as you enter the property.

### Living room

14' 5" x 13' 9" (4.40m x 4.20m)

A bright and generously sized open-plan living and dining area, providing a comfortable and sociable space for relaxing and entertaining. The living room is tastefully furnished with comfortable leather sofas and armchairs, a coffee table and a large wall-mounted TV. The adjoining dining area features a wooden dining table with chairs and enjoys plenty of natural light from the large window. The warm wood-effect flooring, neutral décor and well-chosen furnishings create a welcoming and homely atmosphere. The generous layout offers plenty of space for both relaxation and dining, making this a fantastic communal area for the property.





### Principal bedroom

15' 4" x 9' 10" (4.67m x 3.00m)

A bright and beautifully presented principal bedroom, tastefully furnished to create a comfortable and welcoming living space. The room features a generous double bed with stylish bedding, bedside tables, a chest of drawers and a spacious fitted wardrobe providing excellent storage. The neutral décor, warm wood-effect flooring and soft furnishings create a modern yet homely atmosphere. A large window with contemporary blinds allows plenty of natural light into the room, while the additional seating and practical storage make this an ideal space to relax and unwind.



### Bedroom two

11' 10" x 11' 6" (3.60m x 3.50m)

The room is generously sized and benefits from plenty of natural light, creating a warm and welcoming atmosphere. It is furnished with two single beds, making it a practical option for two occupants, and also features a desk with chairs, chest of drawers and additional storage space. The neutral décor and wood-effect flooring give the room a clean, modern feel, while the generous floor space allows for comfortable living and working. The property offers a pleasant and practical living environment, ideal for professionals or students looking for a well-connected and comfortable home.



### Kitchen

13' 9" x 6' 7" (4.20m x 2.00m)

A bright and well-equipped fitted kitchen offering excellent storage and workspace. The kitchen features a range of modern wall and base units, generous worktop space, an electric hob and oven, washing machine and fridge/freezer. The kitchen also benefits from a dedicated dining area with a table and chairs, creating a practical space for everyday meals. The large window provides plenty of natural light, while the neutral finishes and wood-effect flooring give the room a clean and welcoming feel.

### Bathroom

11' 8" x 9' 10" (3.55m x 3.00m)

A clean and modern shower room, conveniently located within the property and shared between the occupants. The bathroom is finished in a bright, contemporary style and benefits from a large walk-in shower, WC and wash hand basin. The spacious shower area, modern fixtures and excellent storage make this a practical and comfortable bathroom for everyday use.



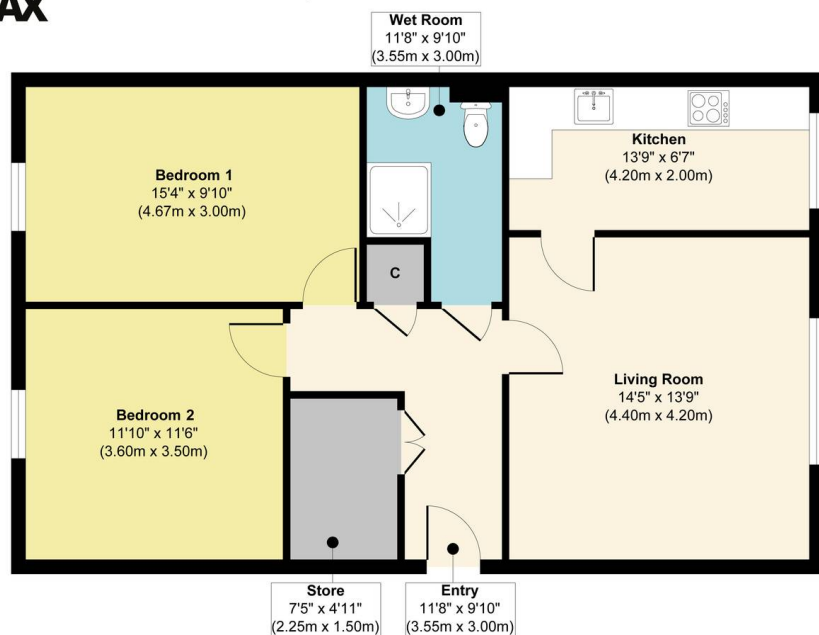


## ON STREET

### 1 Parking Space

The property benefits from a spacious communal parking area located directly within the development, providing convenient and easily accessible parking for residents and visitors. There is ample parking available surrounding the properties, offering excellent convenience for homeowners and guests.

58 Canon Lynch Court, Dunfermline, KY12 8AU



Floor Plan

Approx. Gross Internal Floor Area 760 sq. ft / 70.00 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 78        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England, Scotland & Wales

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                                | 82      | 86        |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England, Scotland & Wales



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