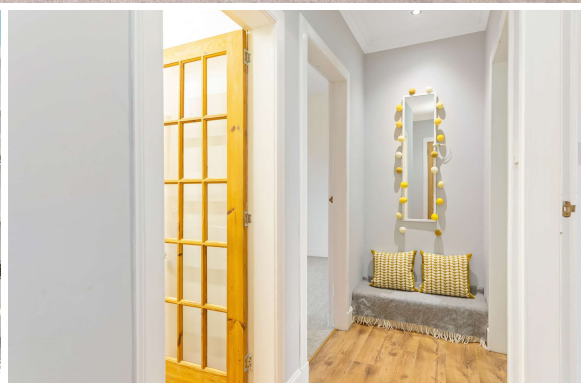




1B Alexandra Street
DUNFERMLINE | KY12 0LS


warners
solicitors & estate agents



1B Alexandra Street

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Beautifully presented traditional first floor flat boasting an exceptionally sunny and spacious interior with a south-facing aspect to front, great storage space and private garden area. The flat occupies an enviable central position in a quiet residential street close to the excellent amenities in the city centre, the bus station and, only a little further afield, Dunfermline City railway station.

Viewing is highly recommended to appreciate the great features within this lovely property, which benefits from far reaching views to front and its own main door entrance via an open landing overlooking the rear gardens. Recently upgraded to include new kitchen unit doors, fresh decor in both bedrooms and a new carpet in the rear bedroom, the property is ready to move into and would make an ideal first time purchase for a single person or couple.

Living space -

- Sunny living room with feature fireplace, shelved display press and plain ceiling cornice
- Attractively fitted kitchen finished off with on-trend olive green units, wood effect work surfaces and neutral tone tiled splash-backs
- South facing principal double bedroom
- Second double bedroom benefiting from twin built-in wardrobes and over-head cupboard space
- Modern shower-room nicely finished off with wetwalled cubicle fitted with electric shower
- Separate WC
- Vestibule featuring original mosaic tiled flooring
- Entrance hall with stripped wood panelled doors

Features -

- Gas central heating
- Double glazing
- Private chipped garden area, ideal for sitting out
- Private locked garden store
- Communal store cupboard on landing
- Free on street parking

Energy Rating C. Council Tax B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

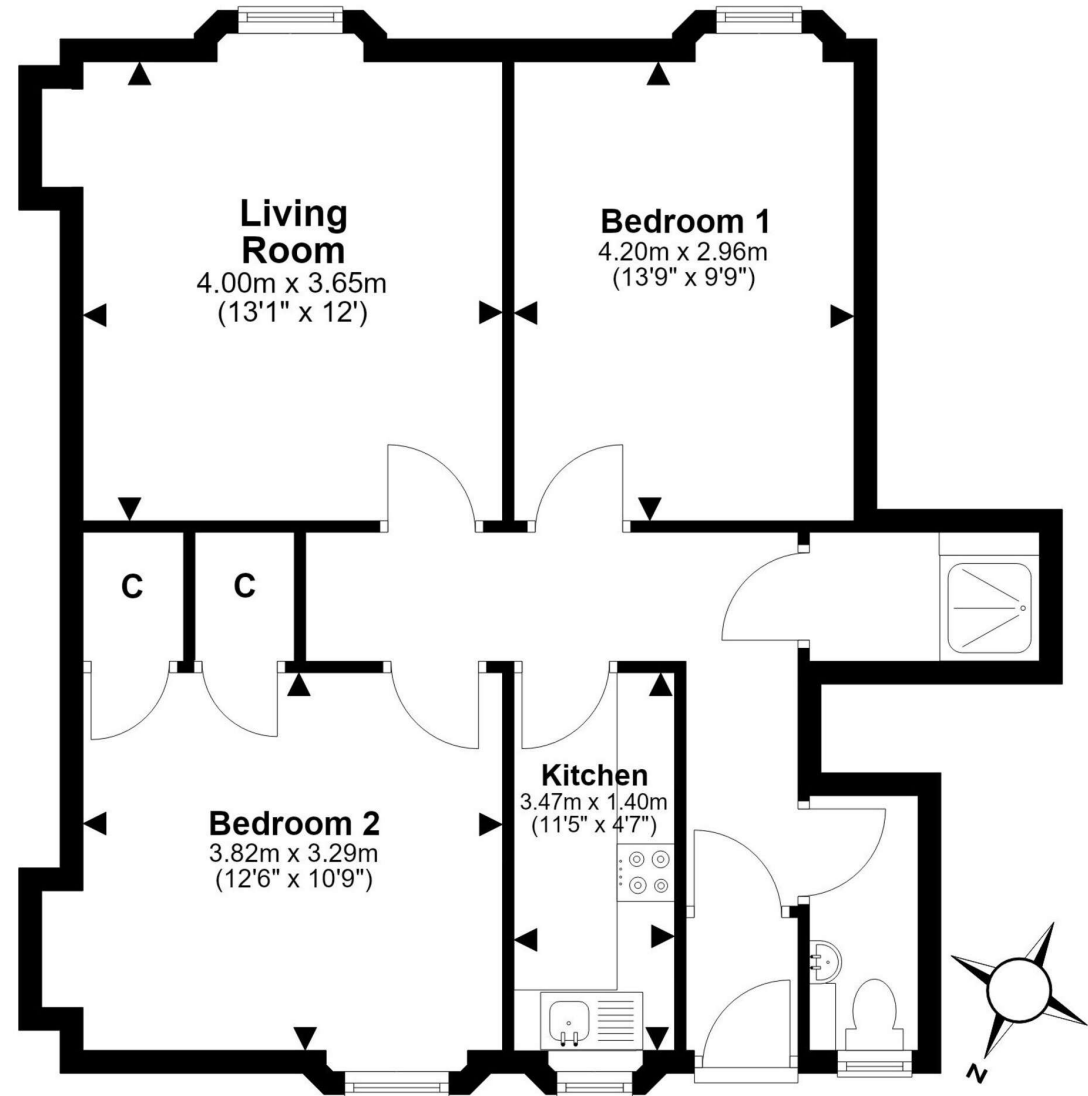


All fixtures, fittings, integrated kitchen appliances, fridge-freezer, washing machine and blinds will be included in the sale.

The bustling, popular city of Dunfermline lies to the west of the M90, within easy reach of Edinburgh to the south and also Perth, Stirling and Glasgow. Once the ancient capital of Scotland, it has a strong sense of history, boasting links to Robert the Bruce and the famous philanthropist Andrew Carnegie. Sites of historical interest include the impressive Abbey and a ruined monastery. The city offers an excellent choice of shopping facilities to its residents, with varied shops and services located in the centre, plus a choice of retail parks and four supermarkets. Leisure pursuits are also well catered for with many good bars, cafes and restaurants and also a multi screen cinema and bowling alley. The green expanses and numerous wooded pathways of Pittencrieff Park allow for pleasant walks. Carnegie Leisure Centre (within walking distance of the flat) and Bannatynes Health Club offer a choice of activities and nearby Townhill is home to the Scottish National Water Ski Centre. A short drive takes you to a selection of sandy or pebbled beaches along the Forth coastline. Regular train services running from the two stations in the city and good local bus services provide access to Edinburgh and other areas.

Note: Actual photographs of rooms in their true state, with the rear bedroom photograph having computer generated furniture and decorative items to show the size and layout options available.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.