



Malcolm Jack  
& Matheson

126 Appin Crescent,  
Dunfermline KY12 7QS



OFFERS OVER  
£195,000

**IMMACULATE UPPER FLOOR  
FLAT WITH TWO BEDROOMS,  
ADDITIONAL ATTIC ROOM.  
PERIOD FEATURES. REAR  
GARDEN. PRIME LOCATION.**

**SECURE PRIVATE ENTRANCE  
HALL  
LOUNGE  
KITCHEN  
DINING ROOM  
TWO BEDROOMS. ADDITIONAL  
ATTIC ROOM  
SHOWER ROOM  
REAR GARDEN  
ON STREET PARKING  
GCH & DG  
EPC D**



## SITUATION

The Royal Burgh of Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Rail Bridges and the Queensferry Crossing 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 recreation facilities can be found in the city centre and in the various retail parks on the outer fringes of the town.

## PROPERTY

The property comprises an immaculate upper-floor flat presented in true walk-in condition and ideally located within walking distance of the city centre. A wide range of excellent amenities are nearby,

including Dunfermline Train Station, making it ideal for commuters.

Internally, the accommodation is both spacious and well presented, retaining attractive period features throughout. The layout includes a south-facing lounge, modern kitchen, generous dining room, two bedrooms, an additional attic room, and a contemporary shower room. Further benefits include an AGA wood-burning stove in the lounge, gas central heating, and double glazing.

Externally, the property enjoys a private garden area to the rear, with direct gated access to Leys Park Road Car Park.

## ACCOMMODATION

### ENTRANCE

Carpeted staircase, with feature archway. Colored glazed sky light. Door through to the hall.

### HALL

Spacious. Cupboard with space for hanging coats and storage. Staircase leading to the attic room. Radiator. Carpet.

### LOUNGE 5.00M X 3.70M (16'5 X 12'2)

Well-lit lounge with South facing bay window. Decorative cornice and ceiling rose. Shelled recess. Wooden mantle, AGA wood burning stove with a slate hearth. Radiator. Laminate wood effect flooring.



### **DINING ROOM 4.10M X 3.20M (13'5 X 10'6)**

Well-lit dining room with fireplace housing an electric coal effect fire. Shelves recess. Window to the rear with window seat. Radiator. Carpet.

### **KITCHEN 3.60M X 2.20M (11'10 X 7'3)**

Modern fully fitted kitchen. Integrated, oven, gas hob, cooker hood, sink and drainer. Freestanding dishwasher, washing machine and fridge/freezer. Window to the side. Electric heater. Laminate tiled effect flooring. Door leading through to a utility area with steps leading to the back door.

### **UTILITY AREA**

Power for a tumble dryer. Window to the side. Central heating boiler.

### **BEDROOM 3.50M X 2.60M (11'6 X 8'6)**

Double bedroom with window to the rear. Radiator. Carpet.

### **BEDROOM 2.50M X 2.10M (8'2 X 6'11)**

Single bedroom with window to the front with window seat. Radiator. Carpet.

### **ATTIC ROOM 4.60M X 2.80M (15'1 X 9'2)**

Space for a double bed. Window. Electric panel heater. Door to under the eave's storage and the water tank. Coloured glazed unit. Carpet

### **SHOWER ROOM**

Modern white three-piece suite comprising walk in shower with mixer shower, wash hand basin, and WC. Chrome heated towel rail. Opaque window to the rear. Wood effect vinyl flooring.

### **GARDENS & GROUNDS**

There is access to a shared drying green to the rear of the building, which is shared with one other proprietor.

In addition, there is a private garden area with a shed and a patio space for garden furniture. From here, a gate provides direct access to Leys Park Road Car Park, making it ideal for convenient parking. The garden is accessed via a shared path, which also runs to the front of the building and is useful for bin access.

The property also benefits from a cellar, offering excellent additional storage.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The freestanding washing machine, dishwasher and the fridge/freezer are also included in the sale.

### **VIEWING**

Contact 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 email [property@malcolmjack.co.uk](mailto: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.

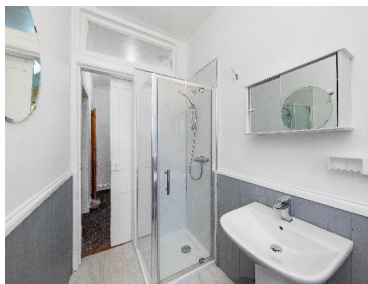


Illustration for identification purposes only.  
measurements are approximate, not to scale. (01/12/2018)

### 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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