

A three-story stone building with a bay window and a blue door. The building is constructed from light-colored stone blocks. The bay window is on the right side, featuring a decorative stone frame. The door is a vibrant blue color and is set within a stone surround. The number '88' is visible above the door. The sky is blue with some clouds. In the background, another building and a car are visible.

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

88a Brucefield Avenue, Dunfermline, KY11 4SY
Offers Over £124,000



Most attractive traditional stone built first floor flat offering spacious accommodation in a much sought after and very convenient location. Close to railway station and local amenities. Internal entrance stair, Hall, Spacious lounge (feature fire & bay window), Breakfasting kitchen, 2 Double bedrooms, Shower room. Double glazing. Electric heating. Neat shared garden to rear. Many period features. Shared brick built outhouse (original wash house). Large attic space. EPC - D. Council tax - C. Freehold.

LOCATION

The ancient capital of Scotland, Dunfermline was successful in a competition to become a city to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House also reflect the historic interest of the city. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway station, which is only a few minutes' walk from Brucefield Avenue, provides a regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing

PROPERTY - FIRS FLOOR FLAT

- Private internal entrance stair
- Hall
- Lounge
- Breakfasting kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Electric heating
- Shared garden to rear
- Shared outhouse
- Ideal starter home
- Spacious accommodation

ACCOMMODATION

Internal Entrance Stair

The solid original double door, which is located to the rear, gives access to the property. Stairs to upper level. Door to hall.

Hall

With original panelled doors (all with locks and keys) give access to all apartments. Large skylight allowed lots of natural light. Built in cloaks cupboard. Large attic accessed via a Ramsey ladder.

Lounge 4.40 m x 4.00 m / 14'5" x 13'1"

This is a superbly proportioned and very bright lounge which features a large bay window with panelled ingoes, a fireplace, corncing and picture rail. Front.

Breakfasting Kitchen 4.70 m x 4.00 m / 15'5" x 13'1"

A good sized breakfasting kitchen of irregular shape. Storage cupboard. Side.

Bedroom 1 4.00 m x 3.90 m / 13'1" x 12'10"

A well proportioned double bedroom. Front.

Bedroom 2 5.20 m x 2.80 m / 17'1" x 9'2"

The second bedroom is also of double proportions. Storage cupboard. Side.

Shower Room 2.40 m x 1.70 m / 7'10" x 5'7"

Fitted with a modern white suite. Built in storage. Wet wall panelling. Side.

Garden

This property enjoys the benefit of a well maintained shared garden area to the rear of the property. The garden is fully enclosed by fencing.

Shared outhouse

The original wash house, which is shared, offers excellent storage accommodation.

HEATING

Electric heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets are included in the sale price.

HOME REPORT

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

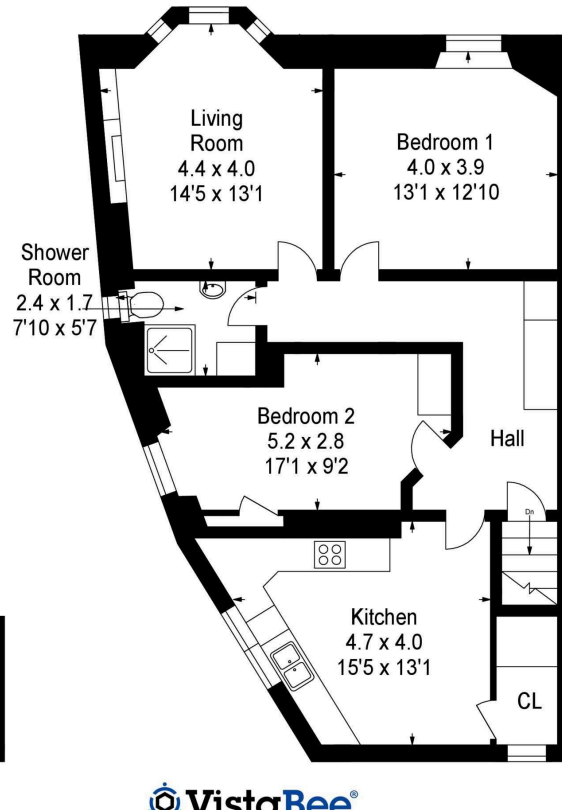












VistaBee
DIGITAL CONTENT CREATION

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)

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VIEWING

Contact Ross & Connel on 01383 721156

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 us at Ross & Connel on 01383 721156

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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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