Morgans

13 David Henderson Court
Dunfermline, Fife, KY12 9DX
Offers in the region of £90,000

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Charming ground floor flat in custom built block of well maintained apartments within walking distance of the City centre. The property is offered in good condition and benefits from being a short distance to the main amenities and railway station. Ideal for investor, first time buyer or couples. The accommodation comprises secure entry phone system leading into communal entrance, entrance vestibule, hallway with storage, lounge, kitchen, two bedrooms and shower room. There are attractive communal gardens and private residents parking with ample visitors parking. Early entry available. EPC RATING C.

LOCATION

Dunfermline is located approximately five miles from the Forth Road Bridge 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 and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway station provides a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LOUNGE 16'1 X 10'11
KITCHEN 7'0 X 6'11
BEDROOM 1 10'6 X 9'5
BEDROOM 2 9'4 X 8'0
SHOWER ROOM 7'10 X 6'6

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

VIEWINGS

Viewings by appointment via Morgans on 01383 620222

TRAVEL DIRECTIONS

From Dunfermline town centre head west along Carnegie Drive. At the second set of traffic lights turn right onto Pilmuir Street and then left onto Winterthur Lane again at the next set of lights taking the next turning on the right into Foundry Street, one way system, then first left into David Henderson Court where you will see the property on the left hand side (first block) as sign posted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale. THERE IS A FACTOR OF APPROXIMATELY £15 PER MONTH.

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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