



RALPH SAYER
SOLICITORS & ESTATE AGENTS

123/E Fieldfare View

Dunfermline, Fife, KY11 8LF

Forming part of an attractive, modern development in the city of Dunfermline, this two-bedroom, two-bathroom second/top-floor flat is presented in a true move-in condition with stylish, modern interiors and tasteful décor throughout. It is set in landscaped grounds and benefits from private residents' parking, as well as being ideally placed for swift access to Dunfermline's outstanding amenities. These include a wide range of shops, such as supermarkets and high street stores, excellent schools, transport links (including two train stations), and outdoor spaces, including large parks and golf courses.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Factor: The development is managed by Charles Whyte and the monthly fee is approximately £60/pcm which includes the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.

Property Summary

- Second/top-floor flat in Dunfermline
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Airy hallway with built-in storage
- Elegant, west-facing living/dining room with far-reaching views
- Attractive, contemporary kitchen
- Principal bedroom with en-suite shower room and built-in wardrobe
- Second double bedroom with built-in wardrobe
- Bright, three-piece bathroom
- Access to landscaped grounds
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £150,000







This two-bedroom,
two-bathroom flat is
presented in a true move-in
condition with attractive,
modern interiors







The flat forms part of a factored, modern development with private residents' parking, and it is sure to appeal to a wide demographic.





Let us help you find your next
dream property!



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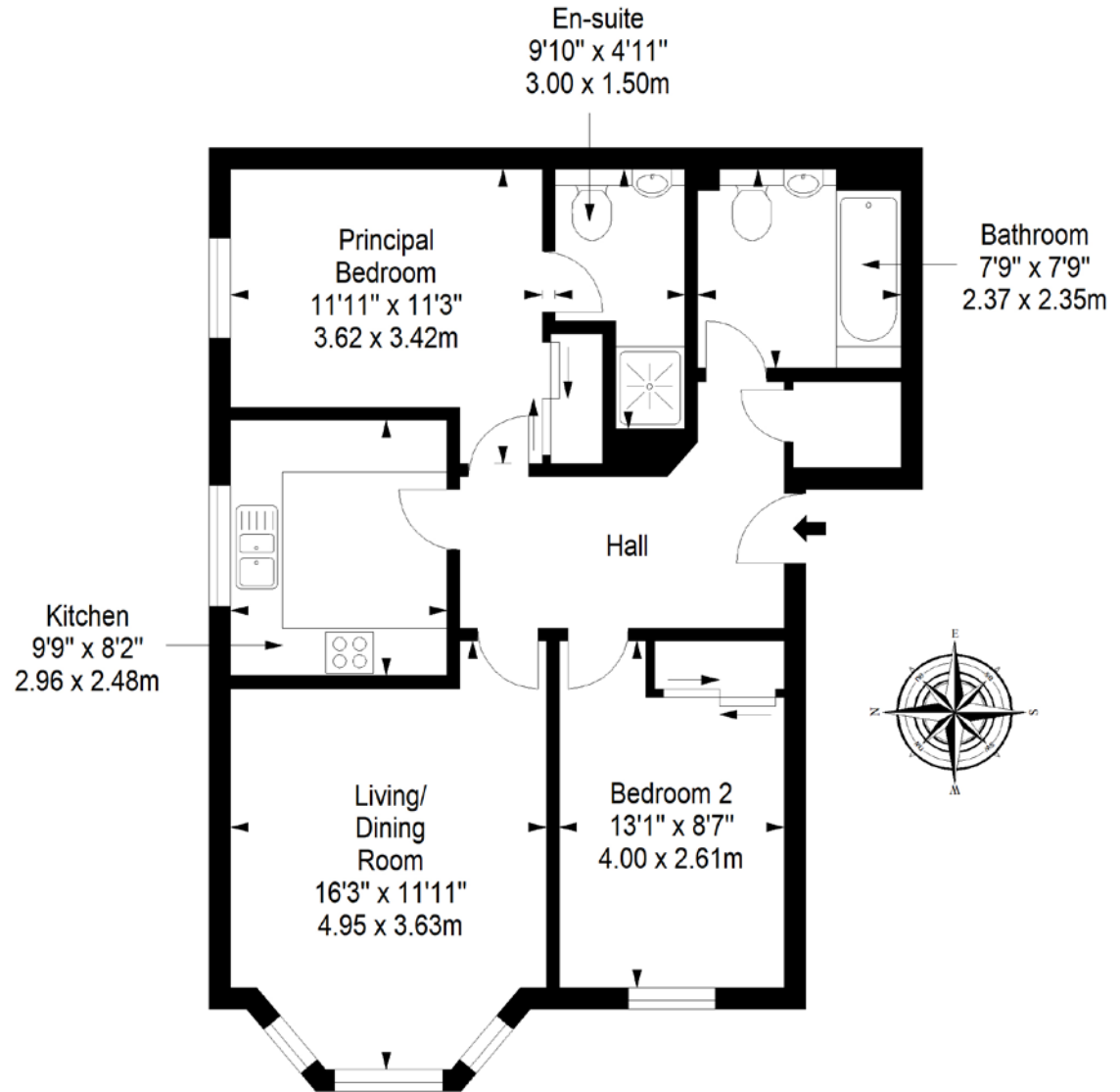
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)