




McEwan Fraser Legal

Solicitors & Estate Agents

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39 Jubilee Court

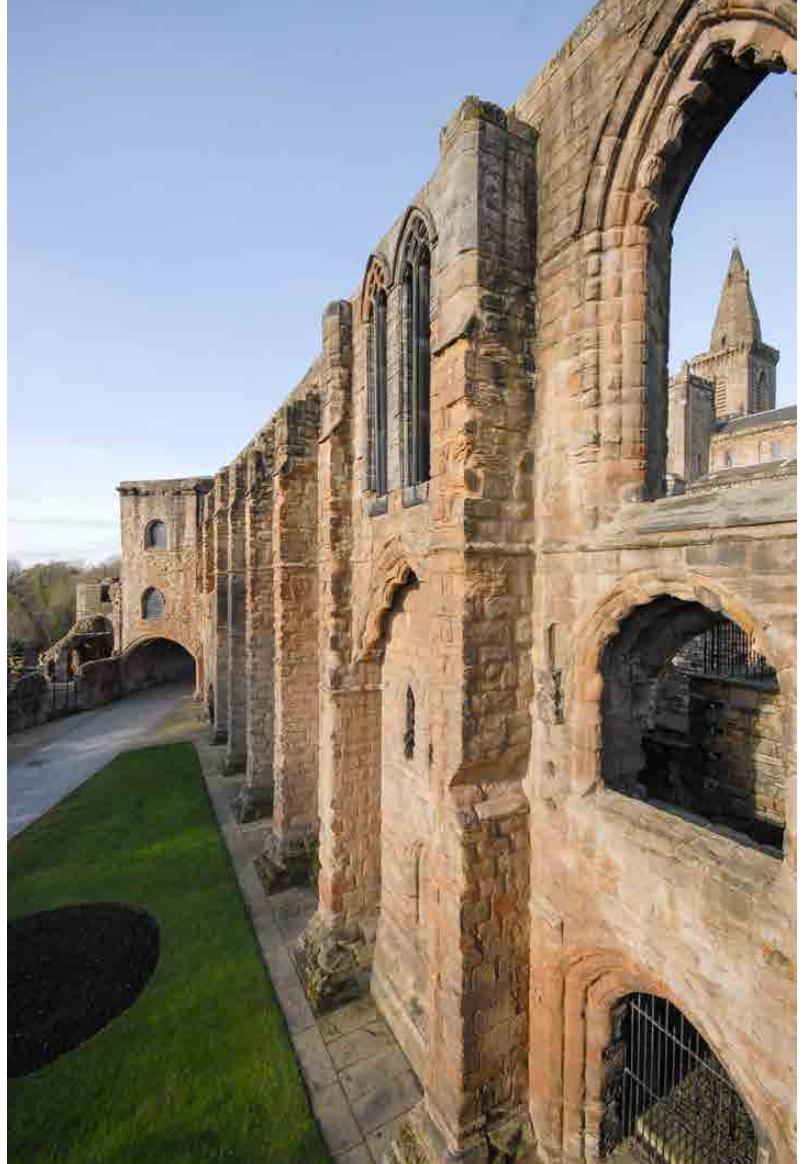
76 ST. MARGARET STREET, DUNFERMLINE, FIFE, KY12 7PF

THE LOCATION

Dunfermline

The historic town of Dunfermline is a vibrant and culturally rich centre and is a modern city offering all the attractions and facilities you would expect, including The Kingsgate shopping centre, retail parks, a selection of superstores, restaurants and bars. Within the Duloch area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini golf.

For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for the keen Golfers you have three private courses within close proximity. Dunfermline is located approximately five miles from the Forth Crossing. It is therefore particularly popular with commuters to Edinburgh, as well as many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee.



THE PROPERTY

79 Jubilee Court

This first floor flat has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views. Presented in move-in condition, the property is accessed via its own front door.

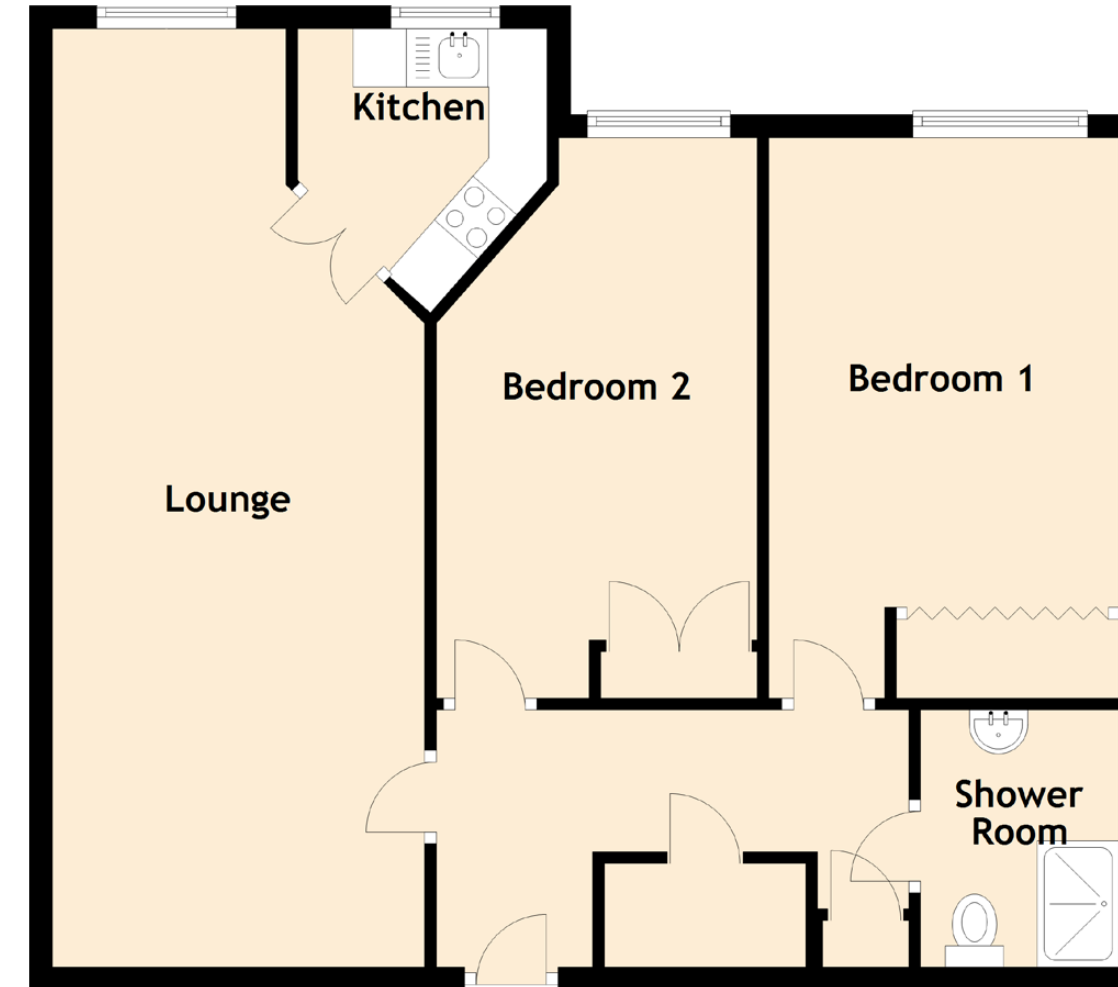
The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the rear with large picturesque window and open aspect views flooding the room with natural light. And views of the bridges. There is a wonderful kitchen with a good selection of stylish units and integral appliances. Both bedrooms are double in size and the master benefits from built-in storage. The modern bathroom with stylish splashback tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.





THE DETAILS

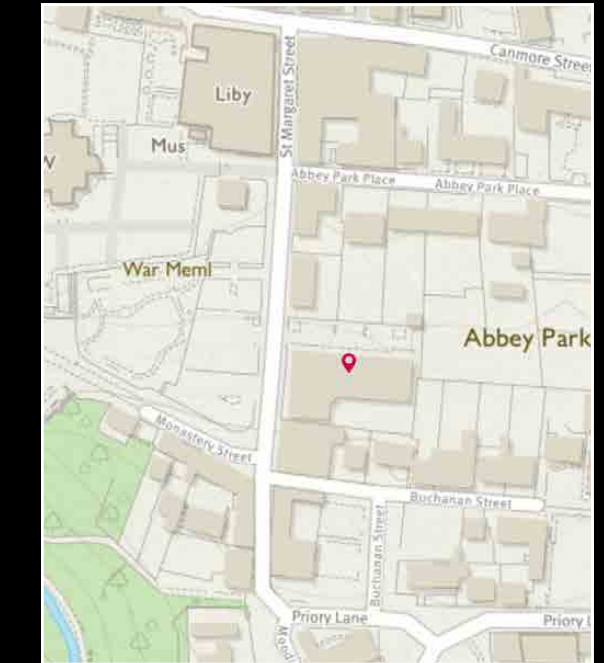
floor plan, dimensions & location



Approximate Dimensions
(Taken from the widest point)

Lounge	8.20m (26'11") x 3.19m (10'6")
Kitchen	2.60m (8'6") x 2.30m (7'6")
Bedroom 1	4.80m (15'9") x 3.00m (9'10")
Bedroom 2	4.80m (15'9") x 2.75m (9')
Shower Room	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 69m²
EPC Rating: C






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**Part
 Exchange
 Available**

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Text and description
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