

# 123 Lady Campbells Court

DUNFERMLINE, KY12 0LE



*Ready to move right into, and would suit  
individual buyer or an investor*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to bring to the market this two-bedroom, top-floor Apartment. Access to the front door is via an intercom system and into a very well maintained communal stairwell.

# THE LOUNGE/KITCHEN



The spacious lounge is presented in a lovely condition. The kitchen is open plan to the lounge and is dressed in a soft palette in a contemporary style with wood coloured units and contrasting worktops. A cooker hood, built under oven, and hob are included along with an integrated fridge freezer. The kitchen area is clearly defined by the change of floor covering.









The bathroom features a white, three-piece suite.

There are two bedrooms with the spacious main bedroom providing ample room for free standing furniture and features a 'Juliette' balcony. Both bedrooms have built-in wardrobes.

## THE BATHROOM





# BEDROOM 1



# BEDROOM 2





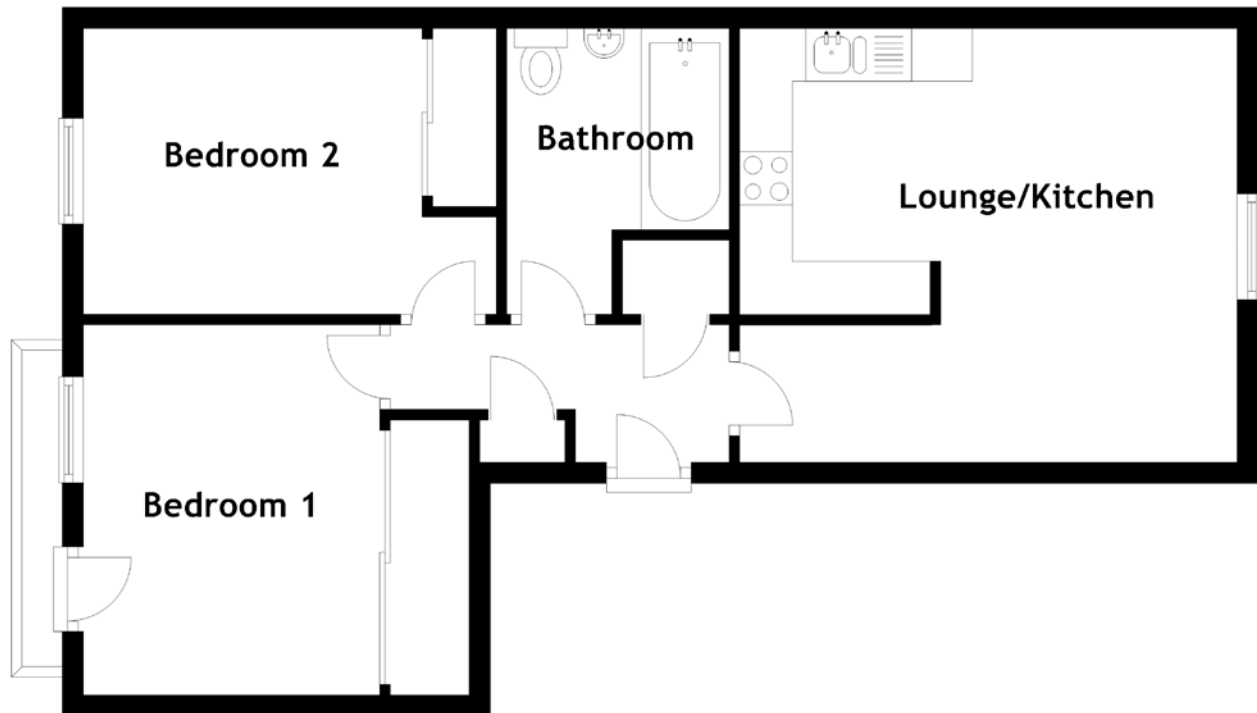
Externally, this home benefits from the use of a well-tended communal garden. Ready to move right into, and would suit individual buyer or an investor.

# THE EXTERIOR





# FLOOR PLAN, DIMENSIONS & MAP

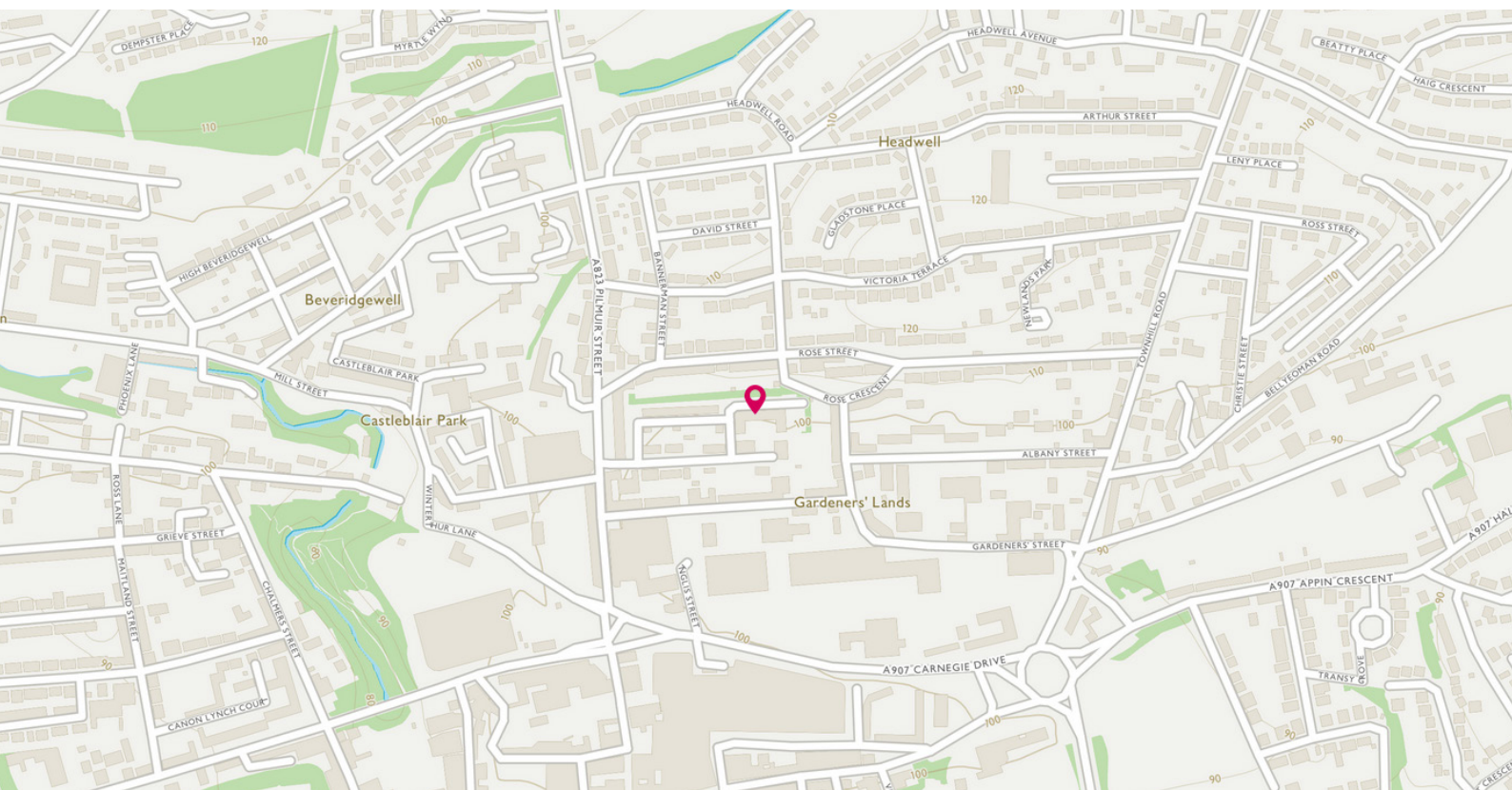


Approximate Dimensions  
(Taken from the widest point)

Bedroom 2	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.10m (6'11")

Lounge/Kitchen	4.70m (15'5") x 4.10m (13'5")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

An ideal location for the commuter, 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 direct links to Edinburgh, Perth & Dundee.







The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area is Fife Leisure Park, home to a 10 screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, and for the keen golfers there are three private courses within proximity.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.