

# 1A Kestrel Way, Dunfermline, Fife, KY11 8JR



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A light and spacious 2-bedroom, ground floor flat in the desirable Duloch area of Dunfermline.

Queen Margaret rail station 1.2 miles; Dunfermline Town rail station 2 miles; Dunfermline High Street 2.5miles; Halbeath Park & Ride 2.7 miles;

Inverkeithing rail station 3.4 miles; Ferrytoll Park & Ride 4.3 miles; Edinburgh 18 miles; Stirling 27 miles; Perth 28.5 miles; Glasgow 42 miles

This attractive 10-year-old, 2-bedroom flat is on the ground floor of a three-storey block with secure entry system to the block's front and rear doors. With many close transport links this would make an ideal home for commuters, a young family or as a buy to let.

## Accommodation all on ground floor:

Spacious hall

Lounge with bay window

Fitted kitchen

2 double bedrooms

Bathroom

Secure entry system at front and rear of block

Picture shows the flat bottom right and the rear communal entrance door (white door). Front picture shows the main communal entrance.



Offers over £110,000

EPC Band C

Council Tax Band C

  
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McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD  
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

## General Description

This 2-bedroom flat is in the highly desirable Duloch area on the eastern side of Dunfermline and would be an ideal home for a professional couple or a young family. The flat is on the ground floor of a three-storey block and has a secure entry system at the front and rear doors. Number 1A is reached by a communal interior hallway. Inside the flat a spacious hall leads off to each room. The property is ready to move into, but would benefit from some redecoration. There is double glazing and central heating.

### Accommodation:

Front and rear door to apartment block with secure entry system. Shared entrance lobby to main door of flat

Hallway 4.60 x 1.62 + 1.85 x 1.32m

Hall cupboard 1 1.04 x 0.69m

Hall cupboard 2 1.12 x 0.74m

Hall cupboard with hot water tank 0.74 x 0.74m

Lounge with bay window (north) 3.80 x 3.61m + 2.32 x 0.97m  
Laminate flooring

Dining kitchen (south) 3.11 x 2.69m

Fitted wall and floor units, electric oven, 4-ring gas hob. Space for fridge freezer and washing machine.

Bedroom 1 (north) 3.28 x 2.47m  
Built-in cupboard, laminate flooring

Bedroom 2 (south) 3.20 x 2.69m + 1.22 x 0.87m  
Laminate flooring

Bathroom 2.20 x 1.94 m  
White bathroom suite including bath (with plumbed shower over), basin and WC.  
Partially tiled

### Outside

The front of the building is lawned and the rear door opens onto path and a small grassed area.



Lounge



Lounge



**Bedroom 1**



**Bedroom 2**



**Kitchen**



**Kitchen**



The bathroom and the flat's hallway

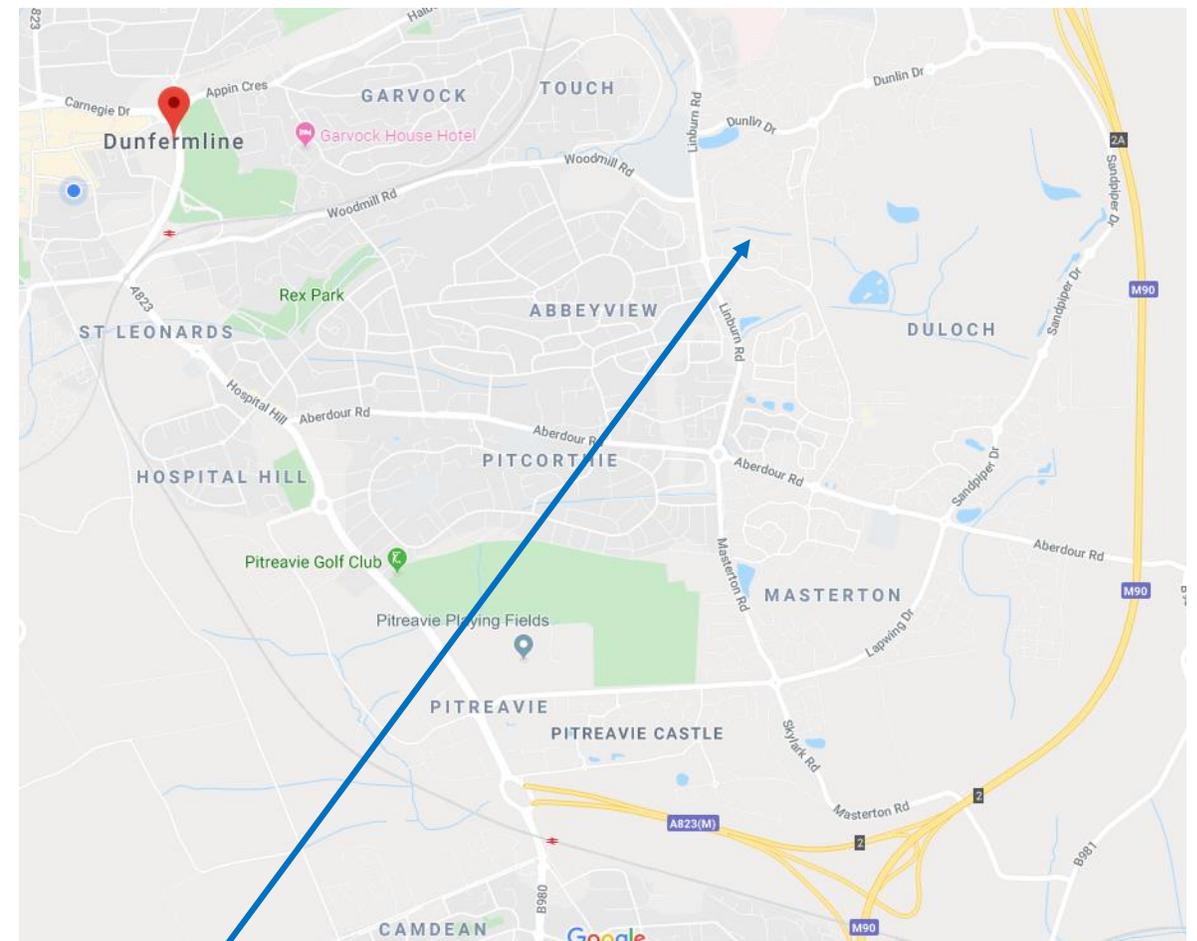
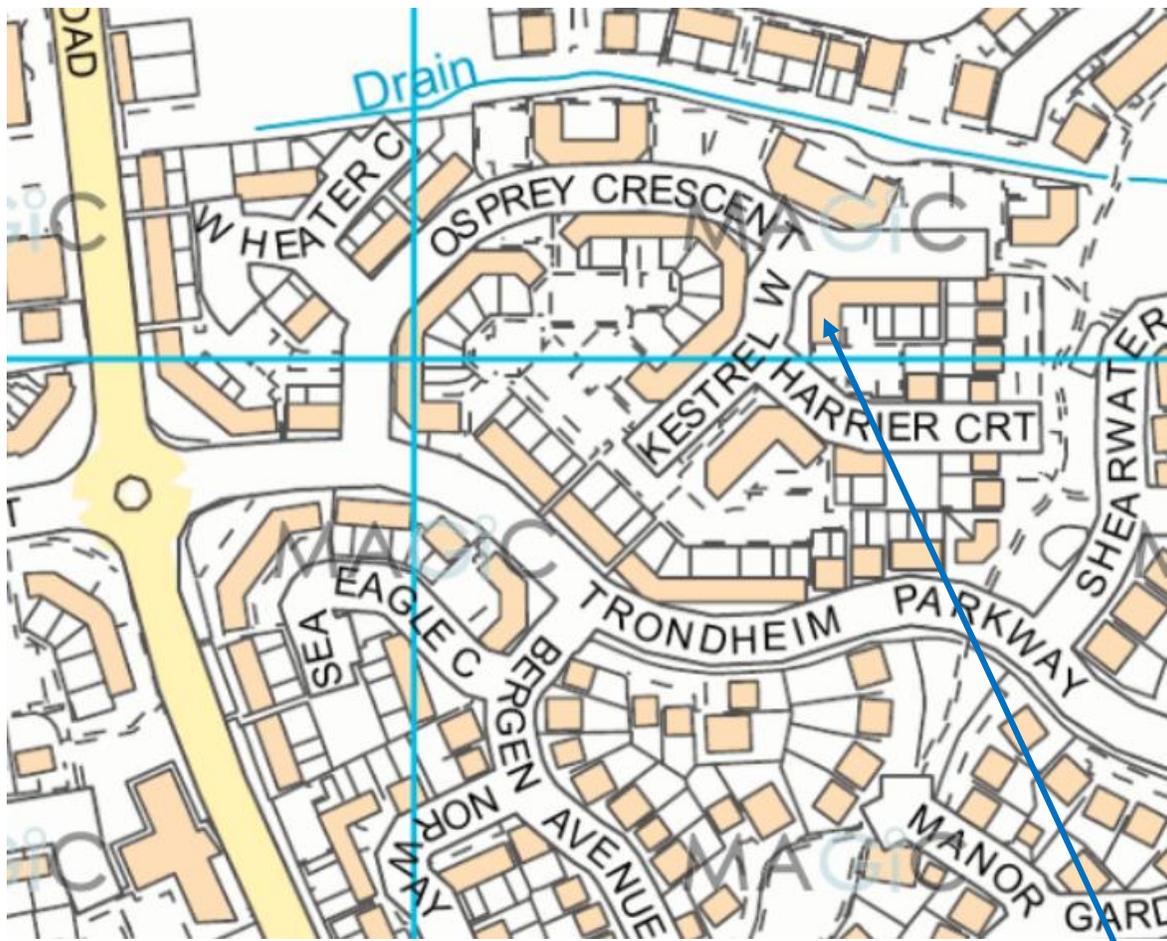
## Situation

Dulloch is a new and highly desirable residential area on the eastern side of Dunfermline. There are excellent commuting links nearby: Dunfermline Queen Margaret railway station (1.2 miles); Dunfermline Town railway station (2 miles); Halbeath Park & Ride with regular buses to Edinburgh, Perth, Glasgow and St Andrews (2.7 miles); Inverkeithing railway station (3.4 miles); Ferrytoll Park & Ride with regular buses to Edinburgh, Perth, Glasgow and St Andrews (4.3 miles).

The property is within walking distance of supermarkets, convenience stores, leisure facilities, restaurants and shops. There are also local parks and trails to explore.

Dunfermline boasts a cinema, theatre, music venue, leisure centre with swimming pool and top of the range gym and an award-winning park with inclusive playpark. The M90, for commuting north and to Edinburgh, is just a five minute drive.





**1A Kestrel Way, Dunfermline, KY11 8JR**

**Directions**

From Junction 3 of the M90 (Halbeath) follow signs for the A907 and Dunfermline town centre. At the Arnold Clark car dealership turn left into Linburn Road. At the roundabout take the first exit into Trondheim Parkway.

Take the first left into Osprey Crescent. Follow the road round and as it becomes Kestrel Way the block is on your left hand side. There is a white door with a number 1 on it.

## Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

## Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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