

4 Louise Street, Dunfermline, KY11 4AU



McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

4 Louise Street, Dunfermline, KY11 4AU

South-facing, 3 bedroom ground floor flat in need of complete modernisation

Dunfermline Town railway station 1 mile, Dunfermline town centre 1.5 miles, M90 Pitreavie spur 1.5 miles, Rosyth railway station 1.8 miles, Halbeath Park & Ride 3.3 miles, Ferrytoll Park & Ride 4 miles, Edinburgh 18 miles, Stirling 22.5 miles, Glasgow 39 miles

South-facing, 3 bedroom ground floor flat with gardens to front and rear. In need of complete modernisation including new windows and doors. Would make an excellent family home. Quiet area close to primary schools and convenience stores.

Accommodation:

Entrance vestibule and hall
3 bedrooms
Lounge
Kitchen
Bathroom
Front and rear gardens

Property for sale is bottom left flat (see front page) and entrance is green door as seen right.



Offers over £45,000 Council Tax Band A EPC Rating D



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

The house has lots of large windows making it light and airy.

Accommodation all on ground floor:

Front door to vestibule 1.35 x 1.10m

Hallway 3.5 x 1.10m + 7.2 x 1.10m + 2.2 x 1.10m

Bedroom 1 (N) 4.55 x 3.15m
Two windows facing onto back garden

Bedroom 2 (S) 3.48 x 3.48m
Small built-in cupboard

Bedroom 3 (W) 3.42 x 2.4m
Gas boiler (not in a cupboard)

Hall cupboard 2 x 1.13m
Electric meter

Bathroom (N) 2.10 x 2.10m
Bath, WC, basin

Hall cupboard 1 x 1m
Shelved

Lounge (S) 4.75 x 4m
Two windows facing south and gas fire

Kitchen (N) 3.17 x 2.5m
2 built-in shelved cupboards, floor units and one wall unit, free-standing electric cooker with 4 rings, sink and

drainer, fridge freezer, door to back garden

Back garden
Concrete area at back door and access via grassed area to side and front of house

Front garden
Grassed area



Entrance vestibule and hallway



Bedroom 1

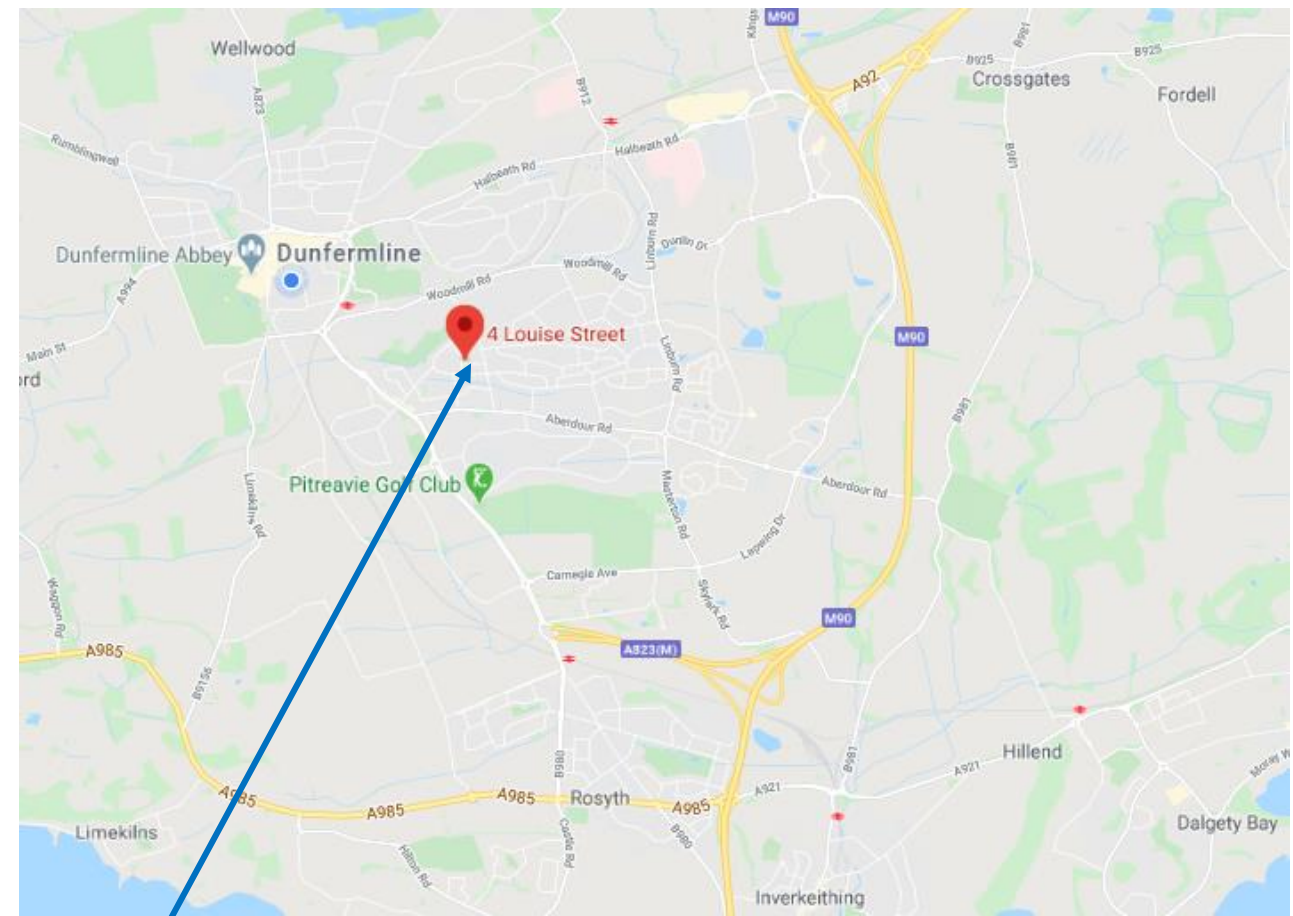


South-facing lounge





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Directions

From Edinburgh:

Head north over the Queensferry Crossing and take the M90 north exiting at junction 2. Take the second exit to Dunfermline and go straight ahead at the next roundabout. Stay on the dual carriageway (Queensferry Road) and go straight ahead at the next roundabout. At the traffic lights turn right into Aberdour Road and take the third left into Blacklaw Road. Take the fourth left into Louise Street and number 4 is on the right hand side at the end of the street just before the T-junction.

From the north: Take the M90 south to exit at junction 2 and follow directions as above.

From Dunfermline town centre: From Sinclair Gardens roundabout take the A823 St Margaret Drive to the roundabout under the viaduct. Turn left into Woodmill Street/Road. Take the fifth right into Blacklaw Road. Take the fourth road on the right into Louise Street. Number 4 is on the right hand side at the end of the street just before the T-junction.

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 misstatement 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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