



Stirling Eunson & Ferguson

Solicitors & Estate Agents

Established 1910

please call stirling eunson & ferguson on:

01383 748900



105 Blacklaw Road, Dunfermline, KY11 4AW

Offers Over £62,000

for sale:

105 Blacklaw Road, Dunfermline, KY11 4AW

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This first floor flat is in need refurbishment but offers spacious accommodation and has the added advantage of a driveway and garage. Accommodation comprises entrance vestibule, reception hallway, lounge, kitchen, two bedrooms and bathroom. The property is double glazed and also has its own area of garden grounds to the rear. Internal viewing is highly recommended to fully appreciate the space, layout and potential on offer within this property. An appointment to view can be made by contacting Stirling, Eunson & Ferguson.

The property is located on Blacklaw Road close to the junction with Beveridge Street. It lies to the south east of Dunfermline's town centre and is well placed for the railway station. A regular bus service is in operation. For the commuter, there is excellent access onto the M90 motorway for travel both North and South.

Directions

From the Sinclair Gardens roundabout take the exit down St. Margaret's Drive, then at the roundabout turn first left into Woodmill Street then continue into Woodmill Road. Take the second right into Blacklaw Road, travel along where number 105 is located on the left hand side as indicated by our For Sale sign.

ENTRANCE VESTIBULE

Entry through timber and glazed door into entrance vestibule. Dog leg stairs lead to the upper landing. Window to the side.

UPPER LANDING

The upper landing has cupboard which houses the electrical switch gear. Entry through timber and glazed door into reception hallway.

RECEPTION HALLWAY

Reception hallway provides access to lounge, two double bedrooms and bathroom. Large walk-in storage cupboard with shelving and cloaks hanging space. Telephone point.

LOUNGE

15' 2 x 13' 5

Principal public room which has twin windows to the front. Focal point of the room is a gas fire with tiled hearth and mantel piece. Cupboard to one side which houses the water tank. Access through to kitchen.

KITCHEN

10' 5 x 8' 5

Storage provided by floor units with complementary work surface areas, stainless steel sink and side drainer. Slot in cooker, fridge and automatic washing machine to be included within the sale. Cupboard to one side with shelving. Window to the rear.

BATHROOM

This room features a three piece suite comprising low set WC, wall mounted wash hand basin and panelled bath with twin grips. Baxi heater in wall mounted position. Opaque glazed window.

BEDROOM 1

14' 1 x 11' 5

Double bedroom with window to the side. Baxi heater in wall mounted position. Ample room for free standing bedroom furniture.

BEDROOM 2

11' 4 x 10' 10

Double bedroom with window to the rear. Baxi heater in wall mounted position. Ample room for free standing bedroom furniture.

DOUBLE GLAZING

The property is double glazed.

GARDENS

The property has its own area of garden grounds to the rear which are principally laid to lawn.

DRIVEWAY & GARAGE

A driveway provides access to a single timber garage.

PRE SALE VALUATION

We are pleased to offer a free, no obligation pre sale valuation on your property. Please contact our Property Manager Anne Devaney on 01383 840093 for more information or an appointment.

The particulars contained herein are believed to be accurate but they are not guaranteed nor do they form part of an offer to sell. All dimensions are approximate only and included for guidance. Electrical and/or gas appliances have not been checked and no warranty is given as to their condition.



Property Services

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