



3

3 Jubilee Court Dunfermline

maloco + associates are delighted to present to the market this rarely available lower ground two bedroom apartment situated within a much sought McCarthy and Stone development.

The property is in move-in condition and features a reception hall with good sized storage cupboard. There is a pleasant lounge with rear facing windows and direct access to the kitchen which is fully equipped with a full range of floor and wall mounted units complete with work surfaces and splash back tiling and oven, hob and extractor hood.

OFFERS AROUND: £120,000

maloco +
associates

a winning team

solicitors + estate agents





Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

GENERAL DESCRIPTION CONTINUED

There are two good sized double bedrooms and the bathroom comprises of WC, wash hand basin and bath with overhead shower and splash back tiling completing the accommodation on offer.

The property further benefits from double glazing and electric heating and as previously mentioned is situated within the McCarthy and Stone development available to the retired generation.

LOCATION

Jubilee Court is situated within walking distance of Dunfermline's town centre where there is a wide range of shopping facilities including the Kingsgate covered shopping centre and pedestrianised precinct. Within Dunfermline itself there are ample outdoor facilities including the popular Pittencrieff Park for those who enjoy the outdoors. Easy access can be gained to bus and rail services connecting to in and around Dunfermline.

TRAVEL DIRECTIONS

Leaving maloco + associates offices continue down the New Row turning first right into Canmore Street. Continue along Canmore Street, turning left into St Margaret Street itself. Half way down St Margaret's Street on the left hand side is the turning into Jubilee Court. Number 19 can be found on the ground floor. Dunfermline has a full range of social/recreational amenities to include shopping at the newly extended Kingsgate indoor shopping centre and pedestrianised High Street.

ACCOMMODATION

LOUNGE	23'3" X 10'5"
KITCHEN	6'9" X 7'6"
BEDROOM ONE	19'5" X 9'2"
BEDROOM TWO	17'3" X 9'3"
BATHROOM	6'9" X 5'5"

VENDORS

McCarthy and Stone

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

OFFERS

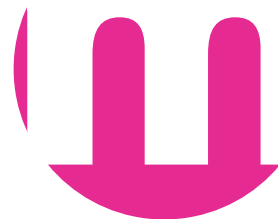
Offers should be submitted in writing to:-

**maloco + associates
Solicitors & Estate Agents**

6/8 Bonnar Street
DUNFERMLINE
KY12 7JR

Telephone (01383) 629720
FAX (01383) 621333
LP 32, Dunfermline

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Dunfermline KY12 7JR
T: 01383 629720
F: 01383 621333, LP.32.
www.maloco.co.uk