



28

28 Grange Wynd
Dunfermline
KY11 8QW

maloco + associates are pleased to present to the market this beautifully presented first floor flat situated within an enviable position within a quiet residential location. The property is presented to the market in excellent decorative order and comprises as follows.

On entering the property there is an internal stairway leading to reception hall. The lounge with dual aspect windows is pleasantly located to the front of the property with a door leading to the modern kitchen to the rear. The kitchen is fully equipped with a full range of floor and wall mounted units with work surfaces and splash back tiling.

FIXED PRICE: £87,000

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, both with storage and the bathroom comprises of WC, wash hand basin and bath with shower over and splash back tiling. The property further benefits from a gas fire central heating system and double glazing and there are garden grounds to the rear which have been designed for easy maintenance.

In summary this is an excellent opportunity to acquire a spacious first floor flat within a popular residential location and viewings are highly recommended.

LOCATION

Grange Wynd is situated to the south of Dunfermline and is an excellent commuter base for those travelling to north and south of the Forth bridges by road or rail. The property is within easy reach of all local amenities including the Kingsgate covered shopping centre and pedestrianised precinct and there is a wide range of supermarkets and superstores throughout Dunfermline. Schooling of good repute can be found for both primary and secondary education throughout Dunfermline.

TRAVEL DIRECTIONS

Travelling from Dunfermline town centre proceed in a southerly direction towards Hospital Hill. Travel straight through both sets of traffic lights and turn right at the next roundabout and first right into Grange Wynd following the road around where number 28 is indicated by our For Sale Board.

ACCOMMODATION

LOUNGE	14'7" X 11'9"
KITCHEN	9'9" X 8'1"
BEDROOM ONE	9'5" X 12'1"
BEDROOM TWO	9'4" X 10'3"
BATHROOM	6'2" X 5'5"

GARDENS AND GROUNDS

DOUBLE GLAZING

CENTRAL HEATING

EXTRAS TO BE INCLUDED IN THE SALE PRICE

All fitted carpets and floor coverings, light fittings, blinds.

VENDORS

Clients of maloco + associates.

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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