



33

33 Blacklaw Road
Dunfermline
KY11 4PG

maloco + associates are pleased to present to the market this spacious ground floor flat situated within a popular residential area and in move-in condition. The property is accessed via the side of the building into a good sized reception hall with two walk-in storage cupboards.

The lounge is pleasantly located to the front of the property with a front facing window. The kitchen is of good proportion and comes complete with a full range of modern floor and wall mounted units with work surfaces and splash back tiling. The bathroom comprises of WC, wash hand basin and bath with overhead shower and splash back tiling.

FIXED PRICE: £80,000

maloco +
associates

a winning team

solicitors + estate agents





Whilst believed to be correct these particulars are for guidance only and all sizes are approximate. 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 three good sized double bedrooms all with storage and the third bedroom is currently used as a dining room. The property further benefits from a gas fire central heating system and double glazing and there are generously proportioned garden grounds to both front and rear of the property.

In summary this is an excellent opportunity to acquire a spacious ground floor flat offering flexible accommodation.

LOCATION

Blacklaw Road is situated within walking distance to Dunfermline's town centre where there is a wide range of shopping facilities including the Kingsgate covered shopping centre and pedestrianised precinct. There is a good selection of schooling in and around the area for both primary and secondary education. For the commuter easy access can be gained to the Forth bridges by road or rail. Regular and convenient bus services connect throughout Dunfermline

TRAVEL DIRECTIONS

Travelling from Dunfermline town centre proceed in a southerly direction from the Sinclair Gardens roundabout and proceed towards Hospital Hill. At the second set of traffic lights turn left onto Aberdour Road and at the mini roundabout turn left into Blacklaw Road. Continue along where number 33 is indicated by our For Sale Board.

ACCOMMODATION

LOUNGE	15'4" X 11'5"
KITCHEN	8'10" X 7'0"
BATHROOM	7'7" X 4'6"
BEDROOM ONE	11'3" X 9'8"
BEDROOM TWO	14'5" X 8'7"
BEDROOM THREE	11'0" X 10'6"

GARDENS AND GROUNDS

DOUBLE GLAZING

CENTRAL HEATING

EXTRAS TO BE INCLUDED IN THE SALE PRICE

All fitted carpets and floor coverings, light fittings, blinds, oven, hob and extractor hood.

VENDORS

Ms Brebner

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

maloco +
associates



a winning team

solicitors + estate agents

6/8 Bonnar Street
Dunfermline KY12 7JR
T: 01383 629720
F: 01383 621333, LP.32.
www.maloco.co.uk