



## 40 VICTORIA TERRACE, DUNFERMLINE

### OFFERS OVER £89,500

**\*\* IDEAL 1ST TIME BUY OPPORTUNITY \*\***

**REFRESHED 1 BEDROOM GROUND FLOOR FLAT.**

Main Door to Hall, Lounge (open plan to) Kitchen, Double Bedroom, Bathroom, Utility & Storage Cupboards, GCH.DG.

Residents Parking/Ample on-street parking. Communal Garden. Council Tax Band B. **EARLY VIEWING RECOMMENDED.**

PERFECT 1ST TIME BUY OPPORTUNITY.

REFRESHED MAIN DOOR GROUND FLOOR 1 BEDROOM FLAT.

ABBEY FORTH PROPERTY presents this spacious ground floor main-door flat which is a short distance from Dunfermline City Centre. The property is in move-in condition and would be an excellent starter flat or a buy to let investment. Early viewing is highly recommended.

#### GENERAL DESCRIPTION

Situated within a purpose-built block of 4 flats. Access to property via own front door to side of building. Welcoming hallway leads to all rooms within the accommodation. Bright and airy south-facing lounge kitchen which has a quiet pleasant aspect to the rear garden. The lounge provides ample space for typical lounge furniture with carpeted flooring. Open aspect to fitted kitchen with space for free-standing appliances. The spacious bathroom is located internally and boasts a Triton electric shower over bath. Door leads to Utility cupboard which is plumbed for a washing machine. The generously proportioned double bedroom benefits from fitted wardrobe storage with additional deep store cupboard (which also houses combi-boiler).

#### KEY INFORMATION.

Ground Floor Flat.  
1 Bedroom, 1 Reception Rm, 1 Bathroom.  
Gas central heating.  
Partial Double Glazing.  
Shared Garden.  
Generous Storage.  
Residents Parking. (Allocated Space).  
Communal Garden.  
Council tax band B.

#### LOCATION

Situated to the North of Dunfermline City Centre, the building sits on the popular residential street of Victoria Terrace. It lies within easy walking distance of Dunfermline High Street and quick access to Tesco Superstore and local Co-op store. The newly designated City of Dunfermline is a highly desirable location given its proximity to Edinburgh and with easy access to Scotland's motorway network (M90/M8) and for commuters Edinburgh and Gyle Business Centre is easily accessible via Fife Circle train service. Dunfermline town itself provides an abundance of amenities. The Kingsgate shopping centre offers a range of shops, high street brands including an M&S and leads out to Dunfermline High Street with a further choice of shopping, restaurants and cafes leading down to Bridge Street and beyond. For entertainment, there is Carnegie Leisure Centre as well as Carnegie Hall and Alhambra Theatres, Fire Station Creative Gallery & Carnegie Library. In addition, there is Pittencrieff Park and the Public Park which leads to Dunfermline Town train station. Moreover, further entertainment options including cinema complex is situated to the east of town at Fife Leisure Park.

#### DIRECTIONS

From Dunfermline centre (Carnegie Drive) travel onto Pilmuir Street and head northwards taking third exit right onto Victoria Terrace. Proceed along Victoria Terrace and pass second junction at Alexandra Street where Victoria Terrace starts to rise and the property sits on right hand side, set back from roadside.

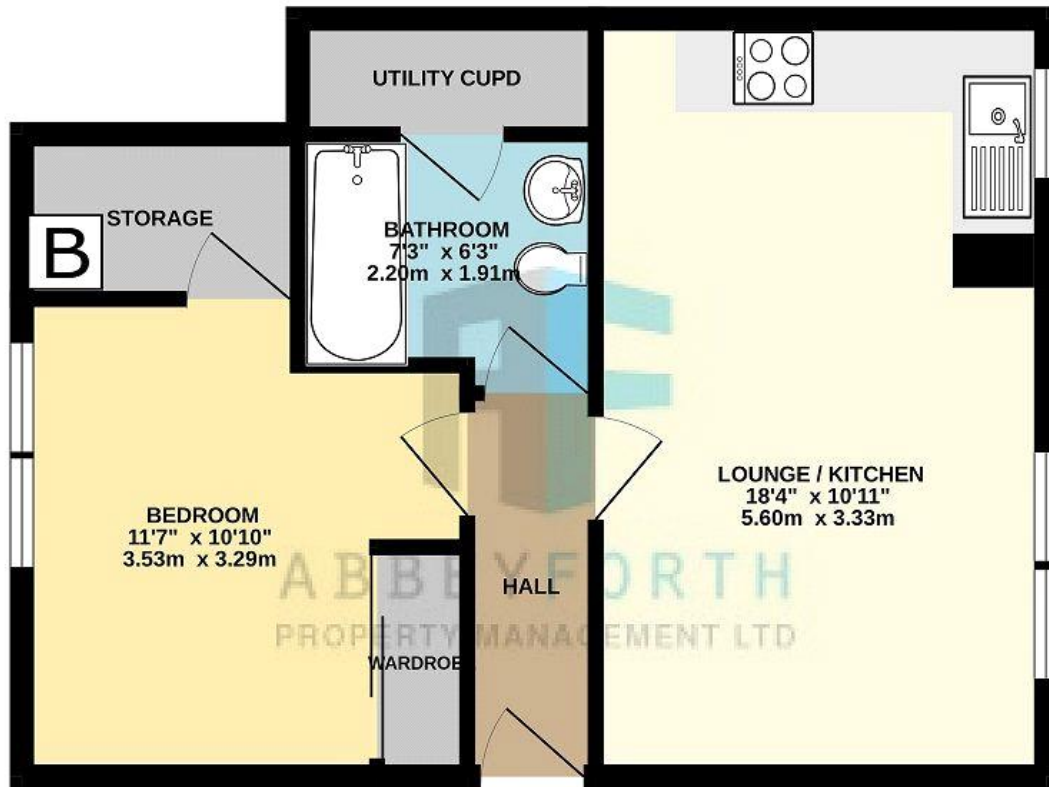
VIEWING - Contact ABBEY FORTH PROPERTY - SALES TEAM

Council Tax Band: B (Fife Council)

Tenure: Freehold

- Fitted Bathroom
- Fitted Kitchen
- No Onward Chain
- Off-street parking

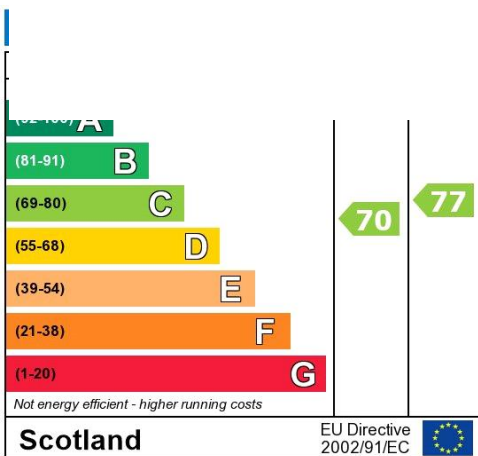
GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1 BED GROUND FLOOR FLAT

TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



