










Offers Over
£105,000

4 Elgin Court

Dunfermline | Fife | KY12 7SP

Neilsons are delighted to market this main door upper villa quietly positioned within an established residential area. The property itself is spacious and would suit first time buyers and professionals alike. Local amenities and transport links are a short distance away, ideal for commuting.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking Space
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; main door leading to internal staircase and hallway; generous dual aspect open plan living area benefitting from stylish laminate flooring, spotlights, ample space for a dining table, to the other end is a fitted kitchen with a range of wall units, integrated oven hob and hood, modern tiling to splash areas and ample space for free standing appliances; principal bedroom which is a generous double in size, further benefits from built in storage and a sunny southernly aspect; second well proportioned double bedroom with neutral décor and hardwearing flooring; the family bathroom consists of a white three piece suite, thermostatic shower over the bath, glass screen and full height tiling around.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

To the front of the property there is designated allocated parking bays for residents. To the rear of the property you will find a low maintenance private garden enclosed via wooden fencing and brick walls.

Viewing

Please contact Neilsons on 0131 625 2222.

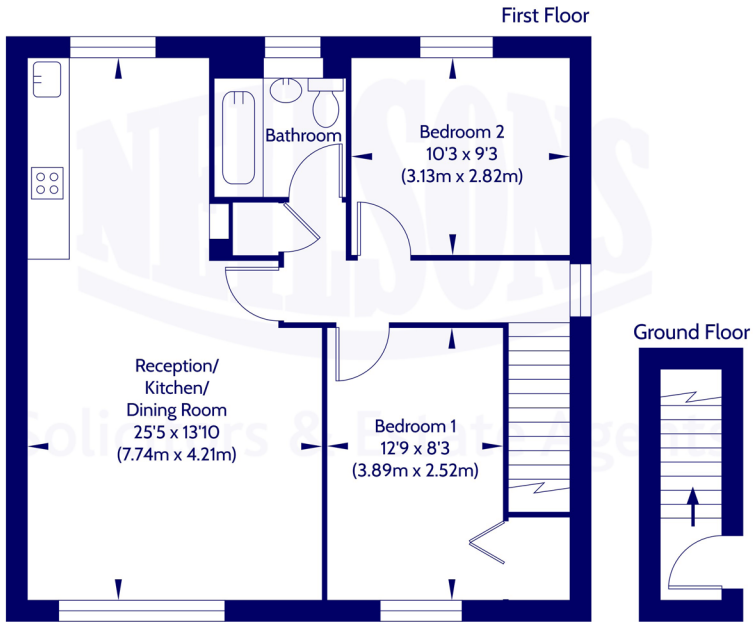




Location

Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

Approx. Internal Area 54.05 Sq M / 582 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

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