



2 Queens Court, Dunfermline, KY12 7JD  
Fixed Price £94,950

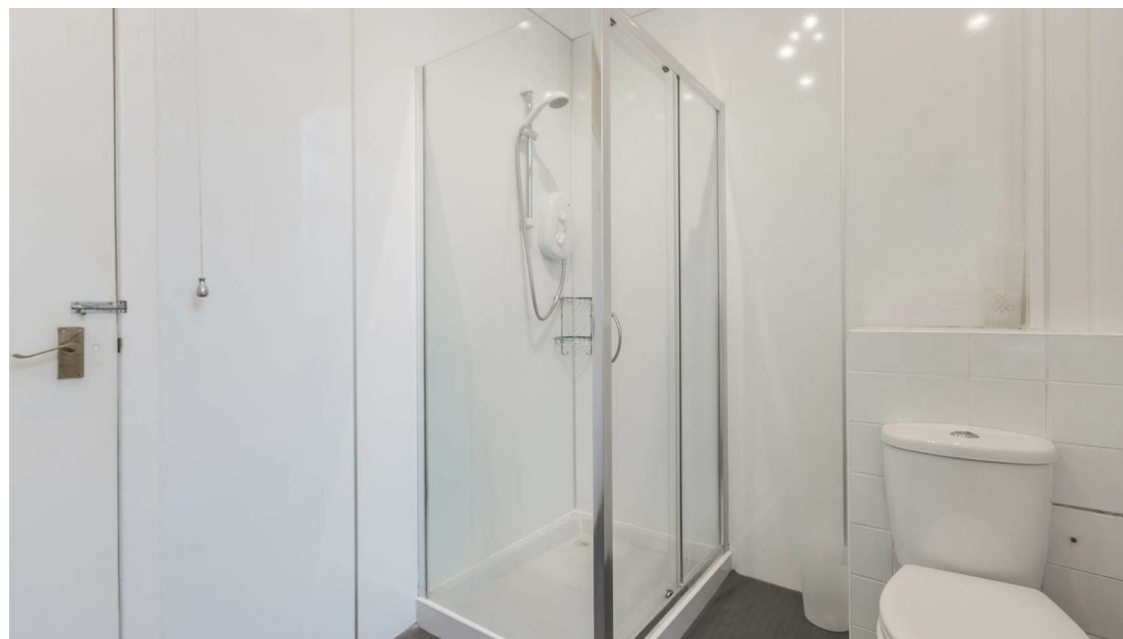








Seldom available in today's market this well presented self contained ground floor apartment is located in a historical "B" Listed dwelling in the heart of the City Centre and would suit any discerning buyer. This property benefits from a communal garden and residents parking. The property is offered in move in condition and briefly comprises entrance via a secure entry door into communal hallway. Private entrance leads to hallway, lounge, kitchen, double bedroom, bathroom and storage. The property is double glazed with electric heating.







## EXTRAS INC IN SALE

All floor coverings, bathroom and light fittings together with integrated appliances.

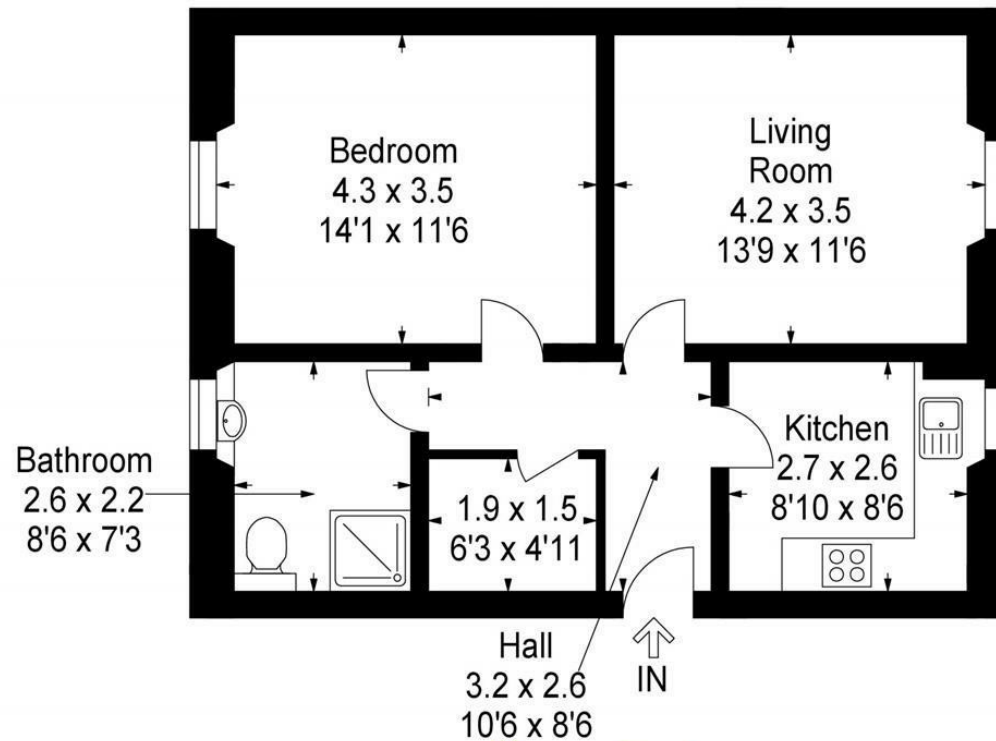
## AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.









This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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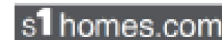


SOLICITORS | PROPERTY

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.