



Stevenson Marshall
Property & Law

52 Skibo Court
Dunfermline, KY12 7EW

Offers over £110,000

52 Skibo Court, Dunfermline

A most impressive second floor apartment forming part of this historic B listed 19th century building (previously Lauder Technical School), situated in the heart of Dunfermline City Centre.

Accommodation comprises: entrance hallway (with dining space and pleasant outlooks to rear), dual aspect lounge (with stunning original floor to ceiling windows, feature window seat and south facing views to Forth Bridges and Pentland Hills), modern kitchen, double bedroom and modern bathroom.

Gas central heating is installed with double glazed sash and case windows and good storage throughout.

Entrance hallway

5.23m x 4.20m longest by widest (11'7 x 13'7)

Lounge

4.53m x 2.89m (14'8 x 9'4)

Kitchen

3.32m x 2.36m (10'8 x 7'7)

Bedroom

3.29m x 3.19m (10'7 x 10'4)

Bathroom

2.47m x 1.36m (8'10 x 4'4)

There is a private parking space and ample visitor parking to front. The professionally landscaped gardens enjoy a host of mature trees, south facing aspect to front, pathways, shared bike store, patio areas and access to communal Juliette balcony on the second floor. The property is fully factored and benefits from a modern security entry system.

Skibo Court is located off Priory Lane in the heart of Dunfermline's historic city centre, close to railway station, excellent local amenities, public parks, bus station, restaurants and bars.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.