



**Stevenson Marshall**  
Property & Law

23 Jubilee Court  
St Margaret Street, Dunfermline, KY12 7PF

Offers over £135,000

A modern ground floor flat with Juliette Balcony and attractive garden views.

There is an excellent internal layout which includes an entrance hallway, spacious lounge/dining area, separate fitted kitchen, two double bedrooms and modern shower room. All windows have quality double glazed units, complemented by electric heating, quality fitted carpets, pull cord alarms in every room, good storage throughout and south facing aspect to rear.

The development was built to a very high standard by McCarthy & Stone, set within mature gardens to rear which boast a host of flower beds, shrubs, mature trees, well manicured lawn and a south facing aspect with maximum privacy.

A guest suite is available on an advanced booking basis. The complex offers a host of excellent features and services, which include wheelchair access, residents' lift, a large welcoming lounge, modern fitted kitchen and laundry room. Other features and services include modern TV/phone entry system, on site House Manager (Monday-Friday within normal working hours), 24 hour care line service and private parking bays to front.

Please note: Occupiers must be aged over 60 years and in case of joint purchasers the second party must be aged approximately 55 years. Jubilee Court is not suitable for those who require special care. An annual fee will be charged for the factoring of the building which covers building insurance, House Manager service, gardening, cleaning and upkeep of public areas and of the building, lift maintenance and tv/phone intercom system. The estimated fee is approximately £120.00 per month.

Jubilee Court is set off St Margaret Street, conveniently located in the heart of Dunfermline City Centre, adjacent to Dunfermline's ancient Abbey and within walking distance of Dunfermline Railway Station. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Local high street shops, banks, hotels and well-reputed primary and secondary schools are all within walking distance. The property is also situated close to Pittencrieff Park and Andrew Carnegie Birthplace Museum

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 Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or 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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