



Stevenson Marshall
Property & Law

28 Canon Lynch Court
Dunfermline, KY12 8AU

Offers over £100,000

28 Canon Lynch Court, Dunfermline

A modern first floor flat in central location with ample off street parking to rear and modern security entry system.

There is a good internal layout which includes a reception hallway, lounge, kitchen, two double bedrooms and bathroom.

Electric heating and double glazed windows are installed throughout, as well as excellent storage and a flexible layout.

Room sizes and accommodation

Entrance hallway

Lounge:- 4.68m x 4.23m (15'4 x 13'11)

Kitchen:- 4.36m x 2.35m (14'4 x 7'9)

Bedroom 1:- 4.23m x 3.53m (13'11 x 11'7)

Bedroom 2:- 3.80m x 2.97m (12'6 x 9'9)

Bathroom:- 2.97m x 1.99m (9'9 x 6'6)

Ample parking can be found to rear and a useful laundry room is located on the same floor as number 28.

Canon Lynch Court forms parts of a long established residential area within walking distance of Dunfermline City Centre, railway station and local amenities. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine and Forth Bridges.

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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk