



Stevenson Marshall
Property & Law

11 Jubilee Court, 76 St Margaret Street, Dunfermline, KY12 7PF

Offers Over £125,000

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, double bedroom and large modern shower room.

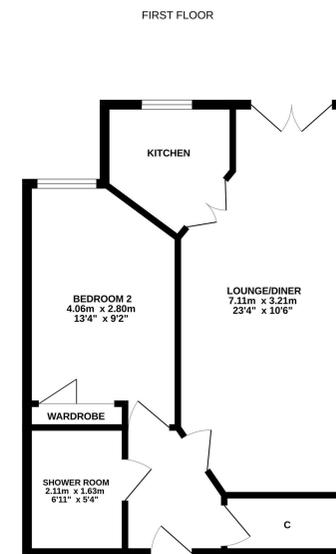
The development was built to a very high standard by McCarthy & Stone, set within mature gardens to rear which boast a host of flower beds, shrubs, mature trees, well manicured lawn and a south facing aspect with maximum privacy. A guest suite is available on an advanced booking basis. The complex offers 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.

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.

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 and hotels are all within walking distance. The property is also situated close to Pittencrieff Park and Andrew Carnegie Birthplace Museum.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan, dimensions and measurements are approximate and should not be relied upon for any legal or financial purposes. The purchaser should verify the accuracy of the floor plan and measurements before completion of the purchase. The services, appliances and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. © 2024



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An appointment to view can be made by contacting selling agents on 01383 721141.

Contact us

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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.