



18 Jubilee Court, 76 St Margaret Street
Dunfermline, Fife, KY12 7PF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive & generously proportioned living/dining room with feature fireplace.
- French doors to communal ground at front.
- Modern fitted kitchen with appliances.
- Good sized double bedroom with built in mirrored wardrobes.
- Recently installed shower room.
- New hot water tank installed 2023.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Residents parking to front.
- House Manager
- Guest Suite.
- Residents lounge.
- 24 hour careline system.
- Lift to all levels.
- Laundry Room.
- Bin store.



GENERAL DESCRIPTION

A well-presented ground floor retirement flat, part of the sought after Jubilee Court development built by McCarthy & Stone in 2001, in the popular city of Dunfermline in Fife. The property is ideal for an elderly person downsizing and looking to stay within a vibrant development and is within walking distance of the city centre and a range of local amenities.

FACTORING NOTE

Trinity Factors are factors for the development at the approximate charge of £120 per calendar month. This covers maintenance of all the communal areas and also the block buildings insurance. It also covers the cost of the House Manager and 24 hour careline system. Please note, occupiers must be over 60 years of age and with the case of joint purchasers the second party must be aged 55 years of age or older.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 0.5 MILES TO DUNFERMLINE CITY STATION.
AIRPORT: APPROXIMATELY 15.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth Bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities, including Pittencrieff Park and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER-HOOD, UNDER COUNTER FRIDGE AND FREEZER. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



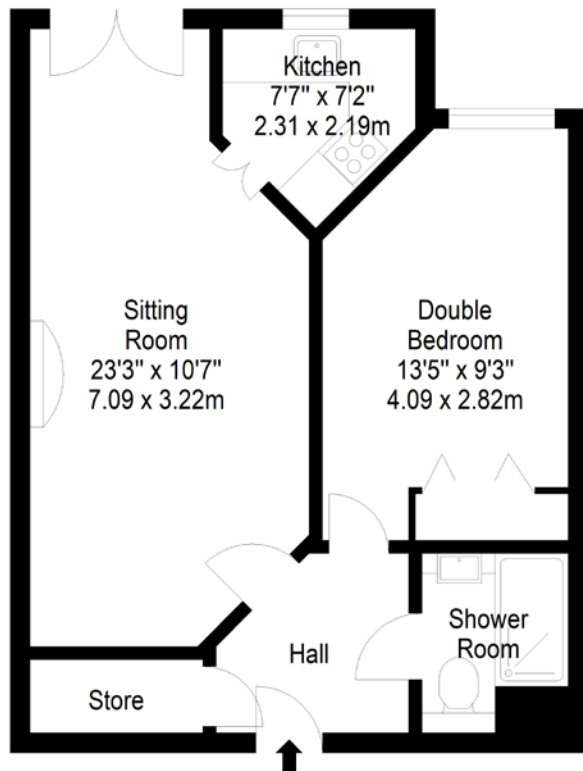
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Approx. Gross Internal Area
515 Sq Ft - 47.84 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.