



Morgans

110A BALDRIDGEBURN  
DUNFERMLINE, KY12 9EE  
OFFERS IN THE REGION OF £60,000



**110A  
BALDRIDGEBURN  
DUNFERMLINE  
KY12 9EE**

Charming traditional upper flat in central location close to schooling and town centre. The property would ideally suit a first time buyer and or buy to let investor. The subjects briefly comprise entrance vestibule, lounge, kitchen with storage, double bedroom with large walk in cupboard currently used as a utility area and shower room. The property is double glazed with gas central heating and there are large communal gardens to the rear. Ample on street parking. Essential viewing. EPC Rating

### LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House 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 Road Bridge 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 and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

### MEASUREMENTS

LOUNGE 13'5 X 9'10

GALLEY KITCHEN 10'1 X 4'2

DOUBLE BEDROOM 14'2 X 10'6

### EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

### VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

### TRAVEL DIRECTIONS

From Dunfermline town centre head west via Carnegie Drive and at the second set of traffic lights turn right veering left into Baldridgeburn where the property is situated on the right hand side past the primary school. Parking on street or adjacent. Our For sale sign indicates the property and entry via communal close with rear stone steps leading to the flat.

### MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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