



Morgans

2 VIEWFIELD HOUSE
VIEWFIELD TERRACE, DUNFERMLINE, FIFE, KY12 7HY
OFFERS IN THE REGION OF £85,000

2 VIEWFIELD HOUSE DUNFERMLINE KY12 7HY

Rarely available ground floor apartment in period dwelling in the heart of the city centre with garage and private residents parking. Short walk to train station. The property is of generous proportion offering ideal accommodation for couples, first time buyers and buy to let investors. The subjects briefly comprise entrance vestibule, reception hall, lounge, breakfasting kitchen, double bedroom and bathroom with shower. The property has gas central heating and private section of decking together with outhouse and communal drying area. Early entry available. EPC RATING D.

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 14'7 X 12'3

BREAKFASTING KITCHEN 14'9 X 7'9

DOUBLE BEDROOM 12'3 X 12'6

BATHROOM 13'1 X 5'0

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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

Viewfield House is situated adjacent to Viewfield Car Park. There is a private entrance and car park second left going down Viewfield Terrace. The property is signposted with our For Sale sign.

MORGANS PROPERTY PACKAGE

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

AGENTS NOTE

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. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



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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