



Morgans

26 VICTORIA TERRACE  
DUNFERMLINE, KY12 0LZ  
FIXED PRICE £105,000



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Traditional Victorian ground floor flat in sought after area. The property comprises steps leading to the main entrance with tiled vestibule, reception hall, lounge with bay window, featuring a tiled fireplace and Edinburgh Press, two bedrooms, dining room with storage cupboard, and kitchen. The property benefits from gas central heating and double glazing. Private garden to the front with shared path to the side of the property leading to the rear private garden with shared drying green area plus two sheds. There is a storage area under the external stairs to the rear. EPC RATING D.



TRADITIONAL GROUND  
FLOOR FLAT IN SOUGHT  
AFTER AREA. EARLY  
ENTRY AVAILABLE.

## LOCATION

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 ways 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 station provides 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 13'9 x 14'2

DINING ROOM 17'11 x 14'5

KITCHEN 8'6 x 8'5

BEDROOM 1 14'4 x 11'6

BEDROOM 2 13'10 x 9'6

BATHROOM 8'10 x 5'11

## EXTRAS INC. IN SALE

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

## VIEWINGS

Viewings by appointment via Morgans on 01383 620222

## TRAVEL DIRECTIONS

From Dunfermline town centre travel west via Carnegie Drive and at the second set of traffic lights take a direct right into Pilmuir Street and passing Carnegie Baths on your right hand side take the second turning on your right into Victoria Terrace where the property is situated on the right hand side as sign posted.

## 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

## AGENTS NOTES

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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