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M o r g a n s

*Solicitors, Estate Agents &
Independent Financial Advisers*



34a Millhill Street, Dunfermline, KY11 4TG



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



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Offers in the region of £69,950

Beautifully presented upper flat situated in the sought after residential area, close to town centre and Dunfermline train station. The property is a credit to the present owners and offered in pristine move in condition. Ideal for first time buyer or couples. The subjects briefly comprise entrance vestibule, reception hall, lounge with feature electric fire, double bedroom with front facing window over open grass land, box room, family bathroom and kitchen overlooking the communal rear garden. The property is double glazed with electric heating and has many features throughout. Early viewing is highly recommended to appreciate the accommodation on offer. There are communal gardens to the rear of the property with on street parking. 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.

ENTRANCE

Entry to the property is gained via the rear with steps leading to the front door. Accessed via a UPVC door into an entrance vestibule. Electric meter. Glazed door to lounge. Ceramic tiles. Archway to rear hall.

REAR HALL

Carpeted. Hatch to loft which would be ideal for a loft conversion. Storage heater. Feature original stain glass window above the lounge door.

LOUNGE 3.82M X 3.82M

A formal rear facing lounge well presented and in excellent decorative order. Picture window overlooking the rear communal garden. The main focal point of the room is the electric fire with surround and hearth. There is a feature display archway with cupboard below. Carpeted. Storage heater. Door to kitchen and rear hall.

KITCHEN 2.22M X 1.4

A compact kitchen complete with ample base and wall units. Complementary worktops. Ceramic tiles to floor. Two windows overlooking the rear communal garden. Integrated

appliances include Graphite 1½ bowl sink plumbed for automatic washing machine which is included in the sale price (no warranty given) together with fridge (no warranty given), electric ceramic hob with under oven and overhead stainless steel extractor hood. Time switch for the water heater. Complementary tiling above worktops. Extractor fan.

BEDROOM 1 2.97M X 2.98M

Well presented and in excellent decorative order, picture window to the front overlooking open grassed area. Four door wooden wardrobes with hanging rail and shelving. Carpeted. Storage heater.

BOX ROOM 2.25M X 2.27M

Could be used for nursery, second bedroom or dining room. Carpeted.

BATHROOM 1.66M X 1.59M

Well presented bathroom with white bathroom suite. Tiled to ceiling height above bath area and splash back behind sink. Electric Mira shower over bath. Tiled flooring.

GARDENS AND GROUNDS

The rear gardens are communal and laid mainly to grass with drying poles. Large tree and patio area, mature shrubs. The gardens are bounded by a traditional stone built wall for safety and privacy.

EXTRAS INCLUDED IN SALE

All floor coverings, blinds, bathroom and light fittings together with automatic washing machine and fridge (no warranty given).

VIEWING

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline town centre head south via St Margaret's Drive proceeding under the via duct taking a sharp left into Woodmill Road then taking the first turning on the right following the road down into Millhill Street, straight across

Brucefield Avenue where you will see the property located on the left hand side as sign posted.

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.

