



M o r g a n s

36 SKIBO COURT  
DUNFERMLINE, FIFE, KY12 7EW  
FIXED PRICE £75,000



## 36 SKIBO COURT DUNFERMLINE KY12 7EW

Situated in sought after city centre location Skibo Court forms part of this B-listed prestigious main house close to the city centre and well placed for access to main amenities, schools, bars, restaurants and Dunfermline train station. The property briefly comprises secure entry phone system, entrance hall, lounge, kitchen, two bedrooms and bathroom. The property is double glazed with gas central heating and there are private residents parking and communal garden grounds. Early viewing is highly recommended to appreciate the accommodation on offer and early entry is available. EPC RATING C.

### 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 13'6 X 11'3

KITCHEN 9'5 X 7'10

BEDROOM 1 12'3 X 8'11

BEDROOM 2 9'5 X 6'11

### EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with kitchen appliances. Other items by separate negotiation.

### 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. Please note there is a factor arrangement in place through Ross & Liddle of Edinburgh.

### VIEWING

Viewing by appointment with Morgans 01383 620222.

### TRAVEL DIRECTIONS

From Morgans office in East Port turn left into New Row following the road round veering round towards your right hand side. You will see a turning on your right for a short term car park thereafter there is residents parking available for Skibo Court and access is via the main building.

### 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.

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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