



Morgans

73 URQUHART CRESCENT  
DUNFERMLINE, KY12 8AL  
FIXED PRICE £68,000

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CRESCENT  
DUNFERMLINE  
KY12 8AL**

Well presented spacious maisonette flat would be suited to first time buyers, couples and would be an ideal buy to let property. The property entrance hall with ample storage, lounge/diner with balcony, kitchen. On the upper level two double bedrooms one with fitted wardrobe, shower room with electric shower and a linen cupboard. The property benefits from gas central heating, double glazing, and off street parking to the rear of the property. There's also a communal stair with intercom and communal gardens (no factor fee). 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.

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**MEASUREMENTS**

LOUNGE/DINER 15'05" x 13'03"  
KITCHEN 11'11" x 7'01"  
BEDROOM 1 13'03" x 9'04"  
BEDROOM 2 10'06" x 10'01"  
SHOWER ROOM 7'0" x 4'10"

**EXTRAS INC. IN SALE**

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

**VIEWINGS**

Viewings strictly by appointment via Morgans on 01383 620222.

**TRAVEL DIRECTIONS**

From Dunfermline head west along Carnegie Drive continuing onto Pittencrieff Street past park. Continue through the next set of traffic lights and take the first right then first left where you can park at the rear of the flats which are all numbered. The property is in a block of flats on right hand side where signposted.

**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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