



Morgans

77 DEWAR STREET  
DUNFERMLINE, FIFE, KY12 8AB  
OFFERS IN THE REGION OF £89,999

**77 DEWAR STREET  
DUNFERMLINE  
KY12 8AB**

Charming upper cottage flat in prime location close to all amenities, Pittencrieff Park and schooling. This home offers generous living space. The subjects briefly comprise private entrance and staircase leading to upper landing and hallway with accommodation off. Spacious lounge, kitchen with appliances, three bedrooms with good storage/cupboards and bathroom with shower. The property is double glazed and has gas central heating. There are shared gardens/drying green, well maintained, to the rear with ample on street parking. Early entry is available and viewing essential. EPC Rating D.

### 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 14'8 X 12'5  
KITCHEN 8'2 X 8'0  
BEDROOM 1 12 X 10  
BEDROOM 2 14'2 X 7'2  
BEDROOM 3 12 X 8'2

### EXTRAS INC. IN SALE

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

### VIEWINGS

All viewings by via Morgans on 01383 620222.

### TRAVEL DIRECTIONS

From Dunfermline town centre head west via the A907 passing through two sets of traffic lights onto Pittencrieff Street, before the third set of traffic lights take a direct right into Maitland Street and then first left into Dewar Street 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 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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SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS  
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE  
TEL: 01383 620222  
WWW.MORGANLAW.CO.UK

