



Morgans

84 PITTENCRIEFF STREET
DUNFERMLINE, KY12 8AH
OFFERS IN THE REGION OF £70,000

**84 PITTENCRIEFF
STREET
DUNFERMLINE
KY12 8AH**

Traditional ground floor flat in central location opposite Pittencrieff Park and a short walk to the city centre and all amenities. Ideal for first time buyer, couples or buy to let investor. The subjects briefly comprise entrance vestibule, entrance hallway, lounge, kitchen to rear, two bedrooms and shower room. There are communal gardens to the rear. The property has sash and case glazing with gas central heating. Early entry available. 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.

- .
- .
- .
- .
- .
- .

MEASUREMENTS

LOUNGE 17'10 X 11'2
KITCHEN 7'7 X 6'1
BEDROOM 1 12'0 X 11'1
BEDROOM 2 13'9 X 7'8

EXTRAS INC. IN SALE

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

VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline town centre head west via Carnegie Drive and pass through three sets of traffic lights continuing onto Pittencrieff Street where the property is situated on the right hand side opposite the Glen entrance as 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.

Morgans

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222
WWW.MORGANLAW.CO.UK

