



M o r g a n s

9 ALEXANDRA STREET
DUNFERMLINE, FIFE, KY12 0LS
FIXED PRICE £82,000

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Charming top floor period apartment in sought after part of town. This property is a credit to the present owner and viewing is a must. Ideal for couples, first time buyer, or buy to let market. Accommodation comprises well maintained communal entrance, secure door to hallway, lounge, fitted kitchen, two double bedrooms with fitted double wardrobes and bathroom with shower over bathroom, well maintained gardens with drying poles and on street parking. The property is double glazed with electric panel heaters in bedrooms and electric storage heater in lounge, the owner has use of the attic for storage. EPC RATING E.

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 14'1 X 12'10
KITCHEN 13'1 X 6'11
BEDROOM 1 13'1 X 8'6
BEDROOM 2 11'6 X 9'6
BATHROOM 13'1 X 4'3

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EXTRAS INC. IN SALE

All floor coverings, blinds, curtains, bathroom and light fittings together with washing machine, integrated dishwasher and electric oven/hob. The owner would be prepared to negotiate a price on any furniture with the exception of the two mahogany cabinets in the lounge and one said bed.

VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City centre head north via Townhill Road taking the third turning on the left into Thistle Street following the road along until you come into Victoria Terrace where you will see a turning on the left into Alexandra Street where the property is situated on the left hand side (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

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