



Morgans

78A PILMUIR STREET
DUNFERMLINE, FIFE, KY12 OLN
FIXED PRICE £99,950

**78A PILMUIR
STREET
DUNFERMLINE
KY12 0LN**

Superb bright traditional upper flat in sought after location. The newly refurbished accommodation comprise of entrance vestibule, hall, lounge with traditional wooden flooring, dormer bay window with electric radiator below and open fireplace recess. There is a modern kitchen, two double bedrooms each with Dormer window and a shower room with heated towel rail. The property benefits from ample storage space, DG, electric heating, private garden to the rear (right hand side) with garden shed. Access to the property is from the rear staircase to private entrance. Viewing highly recommended. EPC RATING F.

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 town, 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 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 town. 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 17'1" (Dormer window) x 13'1"

KITCHEN 8'0" x 8'0"

BEDROOM 1 15'1" (Dormer window) x 12'1"

BEDROOM 2 12'0" (Dormer window) x 12'0"

SHOWER ROOM 6'1" x 4'0"

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.

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west along Carnegie Drive and at the traffic lights turn right into Pilmuir Street passing Carnegie Leisure Centre on the right. Continue on Pilmuir Street and the property will be located on the right hand side sign posted.

AGENTS NOTE

Please note this property has had new recessed integrated lighting, carpets and floor coverings added throughout along with a new staircase and entrance door fitted. This property also benefits from a Cellar.

MORGANS PROEPRTY 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.



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