



Morgans

49 ELLIOT STREET  
DUNFERMLINE, FIFE, KY11 4TF  
OFFERS IN THE REGION OF £75,000

# 49 ELLIOT STREET DUNFERMLINE KY11 4TF

Charming period property in sought after location within walking distance of town centre, railway station and all amenities, schooling and recreational facilities. Ideal starter flat or for buy to let investor. Would suit couples or small family. Early entry available. The subjects briefly comprise well maintained communal entrance, private entrance hall, lounge, kitchen, two bedrooms and bathroom. The property is double glazed with gas central heating and communal shared gardens/drying green to rear. Essential Viewing. EPC Rating D.

## LOCATION

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 13'1 x 13'0  
KITCHEN 9'0 x 6'5  
BEDROOM 1 12'10 x 9'0  
BEDROOM 2 13'2 x 6'7  
BATHROOM 8'7 x 4'1

## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Please note there is a factor fund currently in place.

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.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline town centre head south via St Margarets Drive proceeding under the via duct taking a sharp left into Woodmill Road then taking the first turning on the right, following the road down into Millhill Street taking the first turning on the right into Elliot 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.



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

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espc.com

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