



Morgans

95 ABEL PLACE
TOUCH, DUNFERMLINE, FIFE, KY11 4JH
OFFERS IN THE REGION OF £50,000

95 ABEL PLACE DUNFERMLINE KY11 4JH

Great opportunity to purchase this top floor flat in a popular residential area with local amenities close by. The property would ideally suit a first time buyer, couple or investor. The accommodation comprises entrance hall with storage cupboards, lounge, dining area, kitchen, two double bedrooms and bathroom. The property benefits from a communal secure door entry system, gas central heating, double glazing and shared green. There is on street parking available. EPC RATING C.

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.

MEASUREMENTS

LOUNGE/DINING ROOM 25'9 x 12'10

KITCHEN 12'9 x 6'8

BEDROOM 1 14'1 x 9'9

BEDROOM 2 11'9 x 9'9

BATHROOM 12'10 x 4'9

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 Carnegie Drive head along Halbeath Road A907, at traffic signals turn left onto Halbeath Drive (signposted Lynburn Industrial Estate) Halbeath Drive, then turn left onto Garvock Bank, then right onto Abel Place. The flats are all numbered and the flat will be 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.



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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