



Morgans

6 Bannerman Street
Dunfermline, KY12 0LR
Offers in the region of £80,000



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Delightful mid terraced cottage within walking distance to the town centre with local amenities and schooling close by. The cottage is situated off Bannerman Street within a small courtyard providing off street parking. The accommodation comprises; entrance hall, lounge with kitchen and a bathroom with spa bath. From the hallway there is a spiral staircase leading to the bedroom with mirror fitted wardrobes and Velux windows. The property benefits from gas central heating, double glazing, and a parking space within the small courtyard setting. 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 12'4 x 11'1

KITCHEN 7'8 x 3'9

BEDROOM 13'1 x 12'4

BATHROOM 6'5 x 5'5

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom, and lights fittings together with integrated appliances. Drawers in bedroom can be included.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

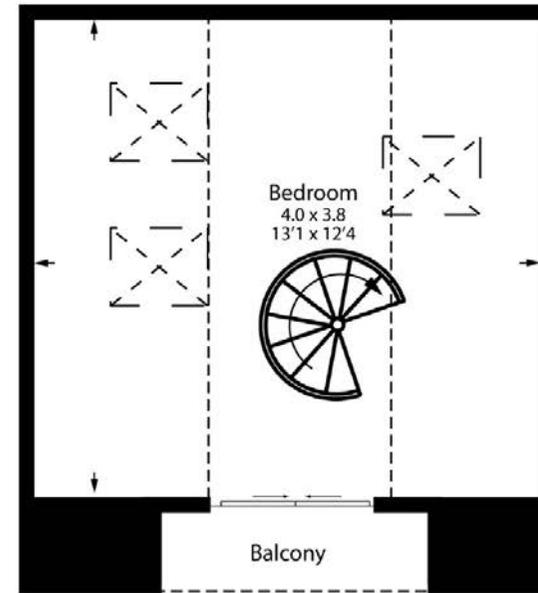
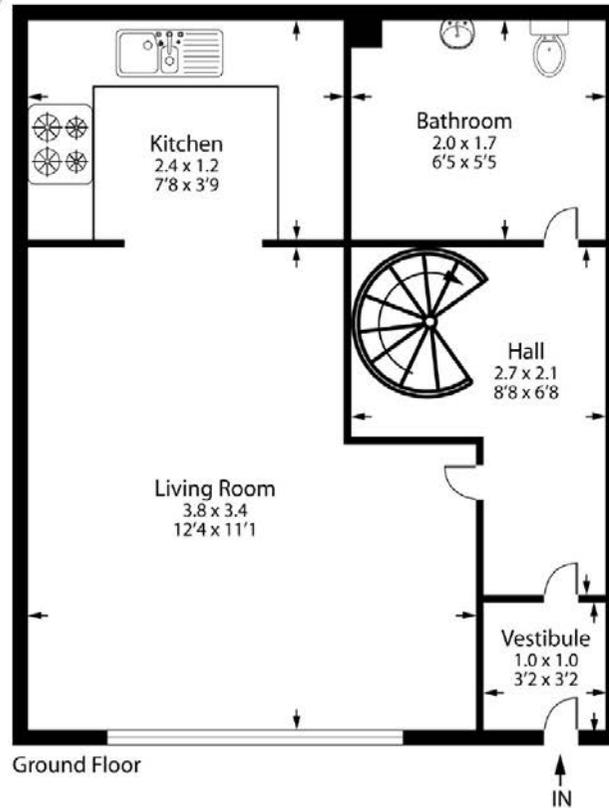
From Dunfermline town centre travel west via Carnegie Drive and at the second set of traffic lights take a direct right into Pilmuir Street and passing Carnegie Leisure Centre on your right hand side take the second turning on your right into Victoria Street and first left into Bannerman Street where 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.







Disclaimer:

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads.

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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