



M o r g a n s

95 Blacklaw Road
Dunfermline, KY11 4AW
Offers in the region of £50,000

**95 Blacklaw Road
Dunfermline
KY11 4AW**

Keenly priced ground floor flat in a popular residential area close to the town centre with local amenities, schooling and train station. The property would ideally suit a buy to let investor. The accommodation briefly comprises of; entrance hall, walk in storage cupboard, lounge with gas fire and surround, kitchen, two double bedrooms and shower room. The property benefits from double glazing and gas central heating. There is a driveway to the front and private garden to the rear. 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 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 15'5 x 13'1

KITCHEN 10'2 x 8'2

BEDROOM 1 13'9 x 11'6

BEDROOM 2 11'6 x 10'2

SHOWER ROOM 6'11 x 6'11

EXTRAS INC IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline City centre head south via St Margaret's Drive taking a direct left into Woodmill Street proceeding along into Woodmill Road. Take the third turning on the right into Blacklaw Road where the property is situated 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.



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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