



M o r g a n s

1F St Margaret's Well  
Dunfermline, Fife, KY12 0HZ  
Fixed Price £32,000





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KY12 0HZ

QUARTER SHARE OWNERSHIP WITH RENT PAYABLE TO KINGDOM HOUSING for this superb well presented top floor apartment which forms part of a modern development. The property is conveniently placed with easy access to the city centre and within walking distance of all amenities. The accommodation comprises: secure entry phone system, entrance hall with two storage cupboards, bathroom, lounge with Juliette balcony, dining kitchen, two double bedrooms with fitted wardrobes and one en-suite. The property benefits from double glazing and gas central heating. Attractive communal garden grounds maintained by Factoring agent. Private residents parking. 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 Palace 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 13'7 x 12'1

DINING KITCHEN 12'1 x 12'1

MASTER BEDROOM 13'7 x 12'8

EN-SUITE 5'9 x 5'9

BEDROOM 2 14'7 x 12'8

BATHROOM 6'8 x 6'2

## EXTRAS INC. IN SALE

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

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## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline City Centre head north via Townhill Road and take the 7th turning on the left into Headwell Avenue continue along this road and you will see the modern flat developments. The property will be sign posted. Access is gained from St Margaret's Well entrance.

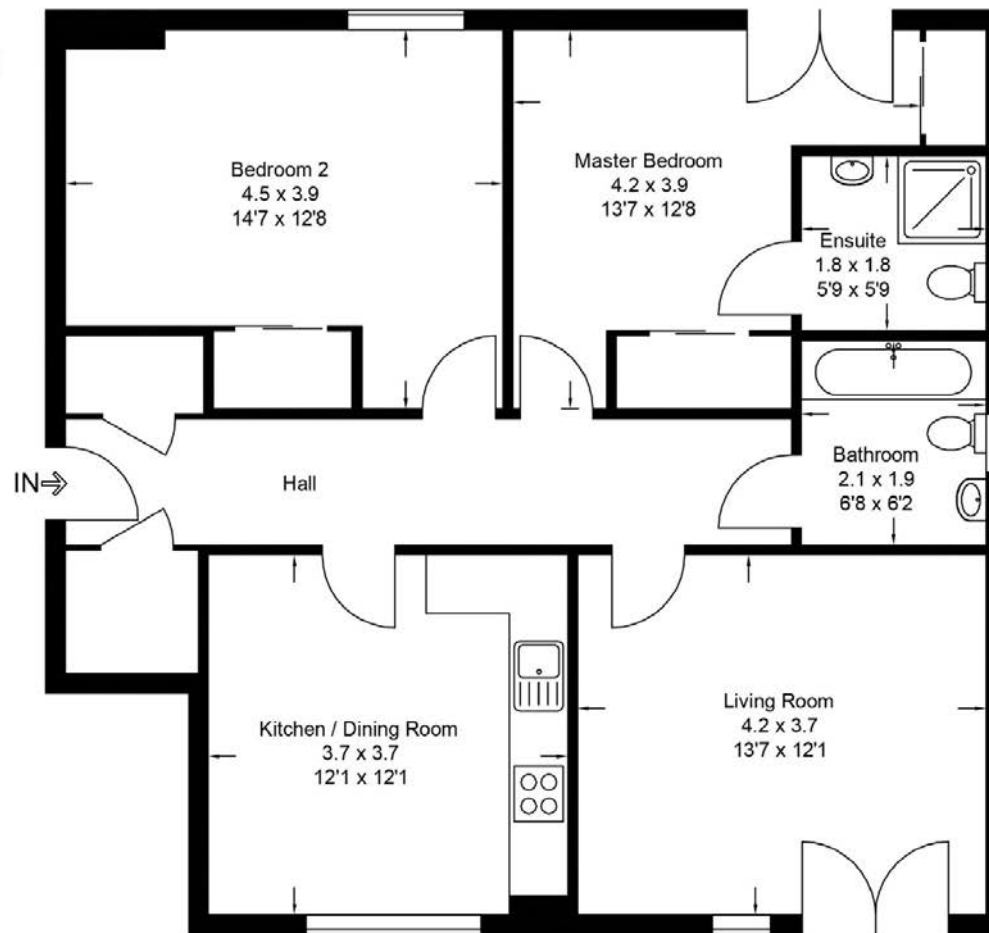
## MORGANS PROPERTY PACKAGE

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.









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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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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