



M o r g a n s

81 Headwell Avenue
Dunfermline, Fife, KY12 0JR
Offers in the region of £55,000

**81 Headwell Avenue
Dunfermline
KY12 0JR**

Keenly priced and an ideal opportunity for a first time buyer, young couple or a investor to acquire this top floor flat situated within easy reach of Dunfermline City centre. The subjects comprise private communal area leading to secure door and entrance vestibule. Lounge, kitchen, double bedroom and modern bathroom. This property benefits from a private garden to the rear. There is electric storage heating and double glazing. Early viewing is highly recommended to appreciate the accommodation on offer and early entry is available. EPC Rating E

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegies 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 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 local/national bus services.

MEASUREMENTS

LOUNGE 12 x 11'11

KITCHEN 11'4 x 6'5

DOUBLE BEDROOM 10'10 x 9'2

BATHROOM 7'9 x 4'1

GARDENS AND GROUNDS

There is a private section of garden ground pertaining to the property at the side of the main block. This is laid to lawn for easy maintenance enclosed by retaining stone wall and brick wall.

EXTRAS INCLUDED IN SALE

All floor coverings, blinds, bathroom fittings, light fittings, automatic washing machine, electric cooker, fridge and chest freezer.

AGENTS NOTE

Please note this property is being offered for sale on a 'sold as seen' basis no appliances or services have been tested and as result no warranties are implied.

VIEWING

By appointment with Morgans telephone 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline City Centre head north via Townhill Road for a few hundred yards until you see a turning on the left hand side for Headwell Avenue where the property is situated on the left hand side as sign posted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. 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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