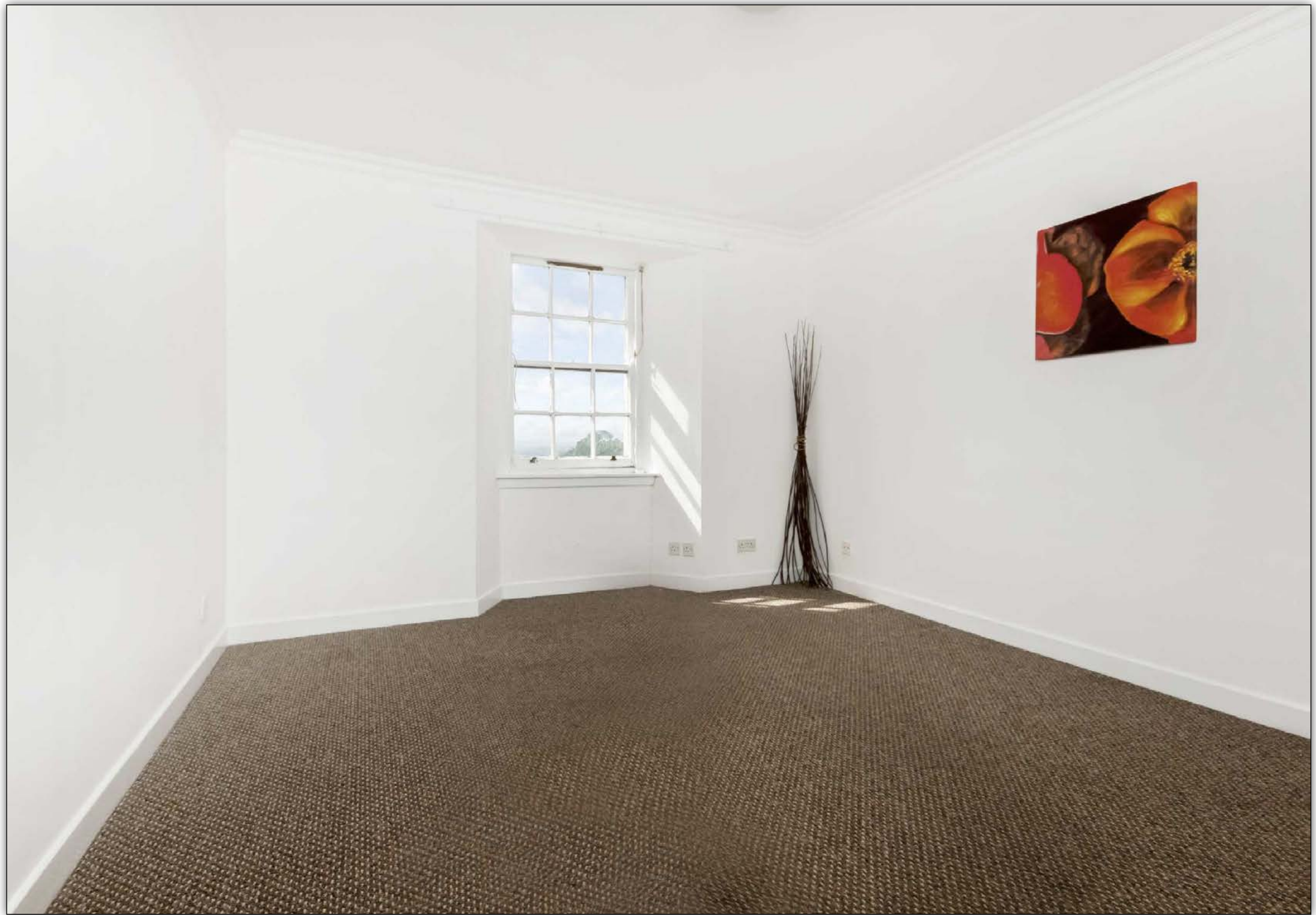




M o r g a n s

5 Queens Court  
Dunfermline, Fife, KY12 7JD  
Offers over £79,500





5 Queens Court  
Dunfermline  
KY12 7JD

Seldom available in today's market this well presented self contained top floor apartment is located in a historical "B" Listed dwelling in the heart of the City Centre. Offering spacious accommodation throughout and boasting lovely views over town and attractive communal gardens it is ideal for first time buyers, couples or investors as gives a favourable rental yield. There is private residents parking to the side. The property is a one bed but could be converted to form a two bed. Early entry is available and viewing highly recommended to appreciate the accommodation on offer. EPC RATING F





## 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 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

LIVING ROOM 14'1 X 11'6

KITCHEN 8'10 X 8'6

DOUBLE BEDROOM 14'1 X 11'6

BATHROOM 8'6 X 7'7

BOXROOM 6'7 X 4'11

## EXTRAS INC. IN SALE PRICE

All fitted floor coverings, light fittings, fixtures and fittings, washing machine, cooker and fridge.

## VIEWING

By appointment with Morgans telephone 01383 620222.

## TRAVEL DIRECTIONS

From Morgans Office in East Port head east and take the first turning on your right into Commercial School Lane. Head down this lane where Queens Court is positioned at the end and No. 5 is the top floor flat and is indicated by our "For Sale" Board. Private Parking.

## 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.

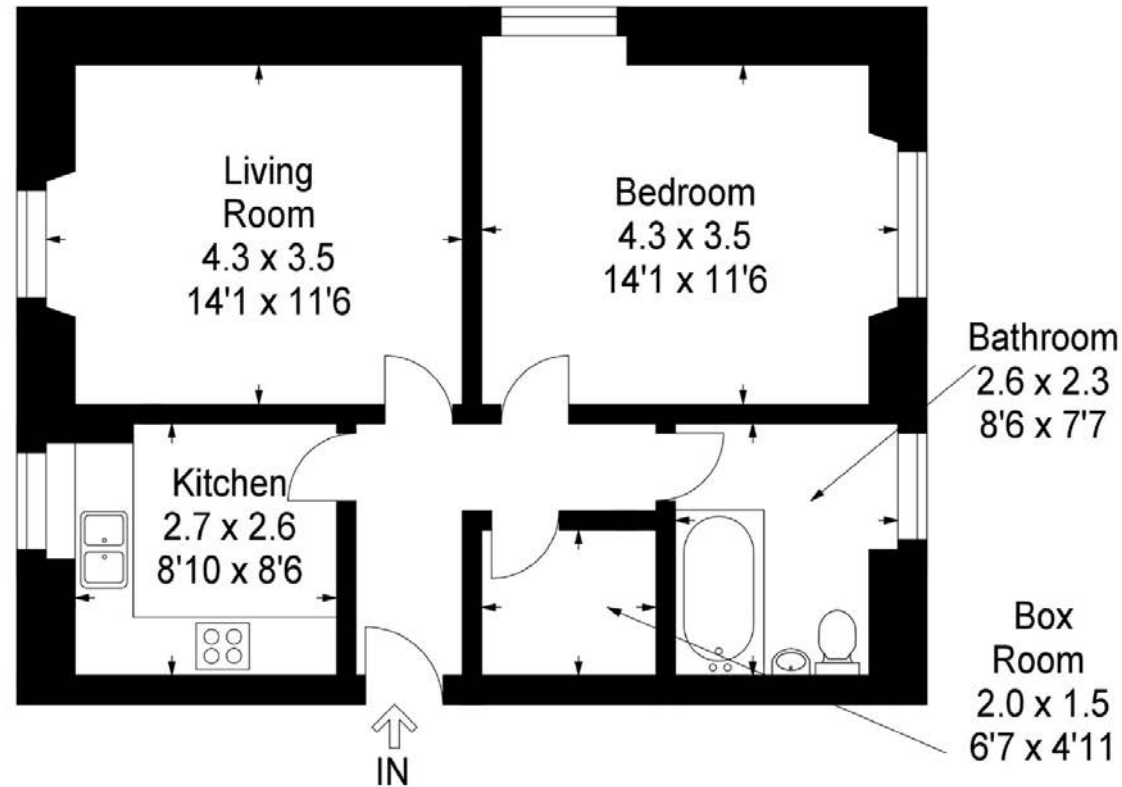
## AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale. Proposed second floor drawing attached as floorplan.









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.

***Morgans***

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