



M o r g a n s

148a Rumblingwell
Dunfermline, Fife, KY12 9AT
Fixed Price £59,000



148a Rumblingwell
Dunfermline
KY12 9AT

Excellent first time purchase or buy to let situated west of Dunfermline and within easy reach of all amenities and motorway network. Early entry available. This ground floor flat has been extended, well presented and comprising entrance hall, living room, kitchen, double and single bedroom and shower room. The property benefits from double glazing and gas central heating. Parking on street. Garden to 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 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

LIVING ROOM 11'10 X 11'2
KITCHEN 9'6 X 7'10
SHOWER ROOM 8'6 X 5'7
BEDROOM 1 11'6 X 7'10
BOXROOM 15'1 X 5'7

EXTRAS INC. IN SALE

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

VIEWINGS

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west via Carnegie Drive and at the second set of traffic lights turn right into Pilmuir Street veering left heading out towards Baldridgeburn from about 1 mile. Continuing onto Rumblingwell where the property is situated as sign posted.

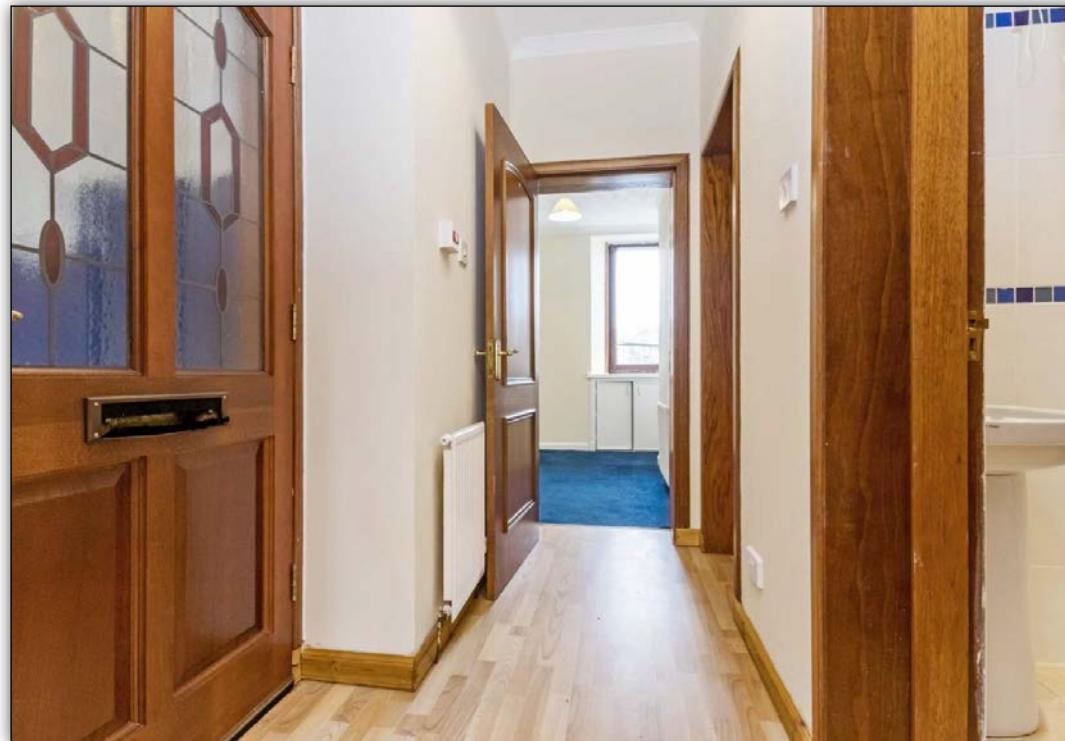
MORGANS PROPERTY PACKAGE

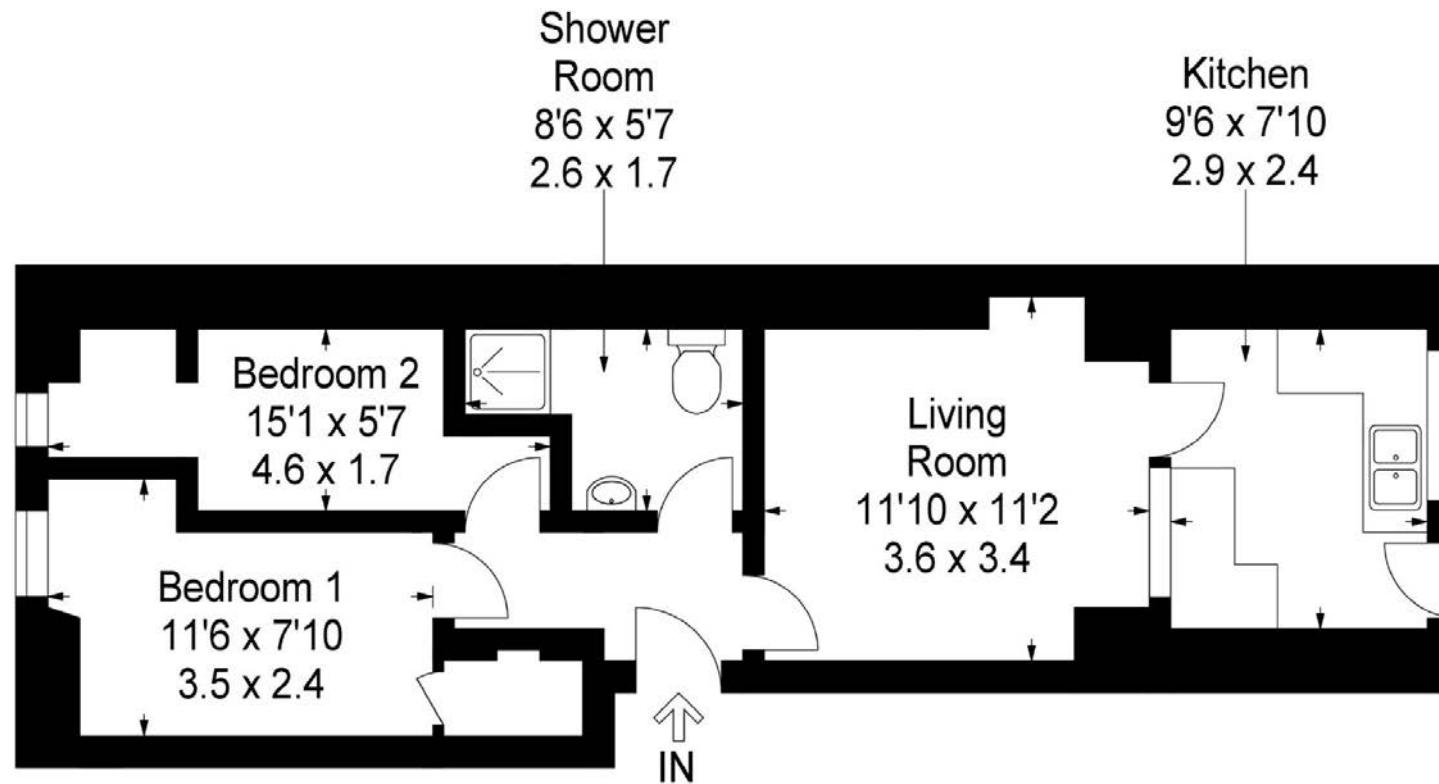
We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

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.







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.

M o r g a n s

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