



Morgans

26D Brucefield Avenue  
Dunfermline, Fife, KY11 4SX  
Offers in the region of £85,000



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KY11 4SX

Situated in one of Dunfermline's most sought after areas, with an easy walk to train station and all amenities, is this well presented traditional first floor flat offering generous accommodation in the heart of Dunfermline town. The subjects comprises internal staircase leading to private entrance and hallway, lounge, modern and stylish kitchen, two double bedrooms and bathroom with overhead shower. There are communal well maintained gardens to the rear with on street parking. The property benefits from gas central heating and double glazing. Early entry available. 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 14'9 X 11'5

KITCHEN 10'5 X 6'2

BEDROOM 1 9'2 X 9'10

BEDROOM 2 12'9 X 7'6

BATHROOM 7'2 X 6'10

## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

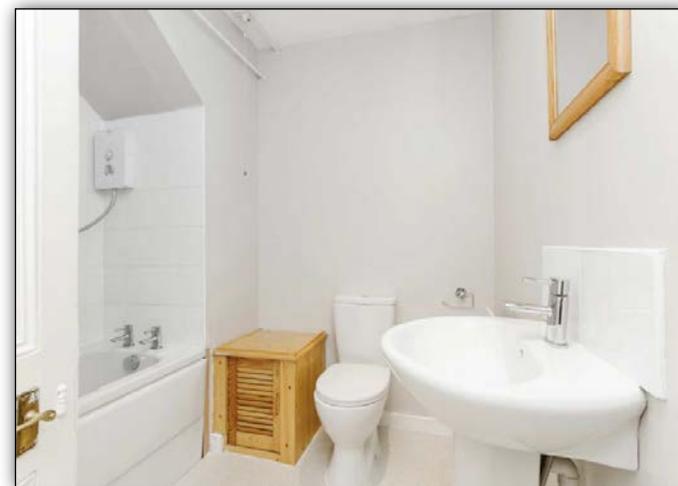
From Dunfermline Town centre head south via St Margaret's Drive taking a sharp left under the viaduct into Woodmill Street and then first right into Millhill Street and then first right again into Brucefield Avenue where the property is situated on the right hand side as signposted.

## 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.

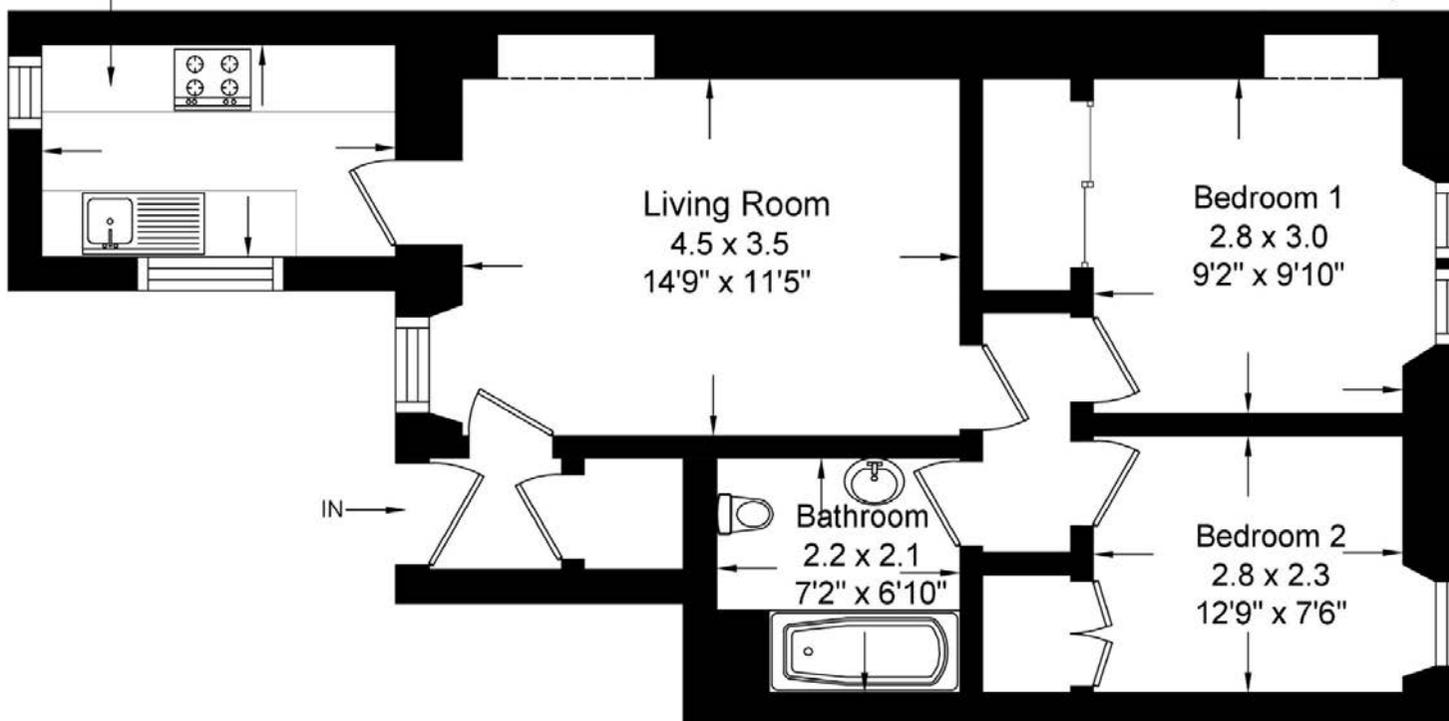
## AGENTS NOTE

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.





Kitchen  
3.2 x 1.9  
10'5" x 6'2"



 **VistaBee**<sup>®</sup>  
DIGITAL CONTENT CREATION

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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