



M o r g a n s

8B Ross Lane  
Dunfermline, Fife, KY12 8EA  
Fixed Price £64,995



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Superb opportunity to acquire this charming traditional upper flat, situated within walking distance of Pittencrieff Park and town Centre. Ideal for first time buyer, couples or investor. Keenly priced with early entry available. The subjects comprise: entrance hallway, lounge, kitchen with appliances, double bedroom and shower room. The property is double glazed with gas central heating, together with shared gardens. Essential Viewing. 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 Palace reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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 intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LOUNGE 13'5 X 10'10

KITCHEN 9'2 X 6'3

BEDROOM 9'6 X 9'2

SHOWER ROOM 9'2 X 3'11

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## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewing by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

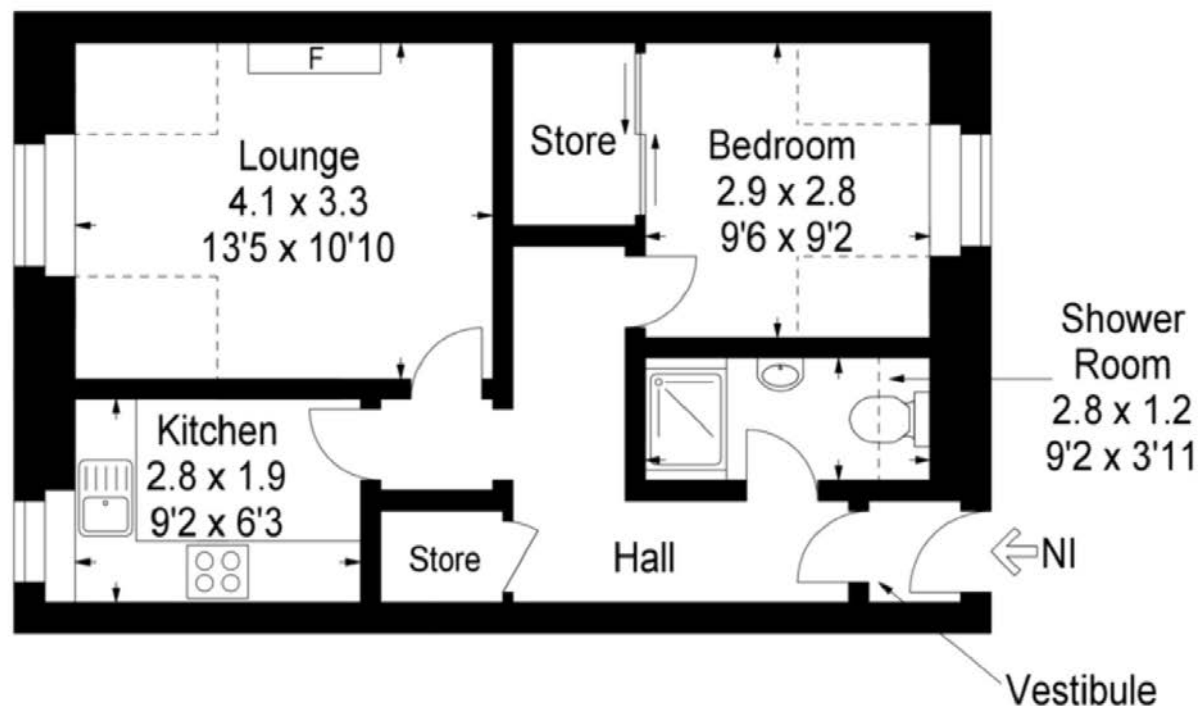
From Dunfermline Town Centre head west via Carnegie Drive crossing the Glen Bridge and at the first set of traffic lights take a direct right into Chalmers Street, following the road round veering left where you will see a turning first left into Golfdrum Street, take the first turning on the left into Ross Lane, where the property is situated on the right hand side as sign posted.

## 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.

***Morgans***

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