



Morgans

140 Inverewe Place  
Dunfermline, Fife, KY11 8FW  
Offers in the region of £110,000



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Excellent opportunity to acquire ground floor bright and spacious apartment situated in popular location just off Masterton with Tesco superstore and all amenities within walking distance. The apartment is a credit to the present owner being offered in move condition. Ideal for first time buyers, couples and investors with good rental yield. The subjects comprise secure entry system, private entrance, reception hall, living room with double window formation and french doors, kitchen with appliances, two bedrooms and bathroom. The property benefits from double glazing and gas central heating. There is private residents parking and communal grounds. Early entry available. EPC Rating C.



## 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 with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road 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.

## MEASUREMENTS

LIVING ROOM 15'1 X 12'6

KITCHEN 9'2 X 8'2

BEDROOM 1 12'10 X 6'11

BEDROOM 2 8'10 X 8'2

BATHROOM 6'3 X 6'3

## EXTRAS INC. IN SALE PRICE

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

## VIEWINGS

All viewings by appointment via Morgans on 620222.

## TRAVEL DIRECTIONS

From Dunfermline head south via St Margaret's Drive into Bothwell Street on the A823 at the second set of traffic lights take a direct left into Aberdour Road on the B916 and at the roundabout take the second exit following the road along where you will see a turning on the left into Pitmedden Road, turn first left into Inverewe Place where you will see the property as sign posted.

## MORGANS PROPERTY PACKAGE

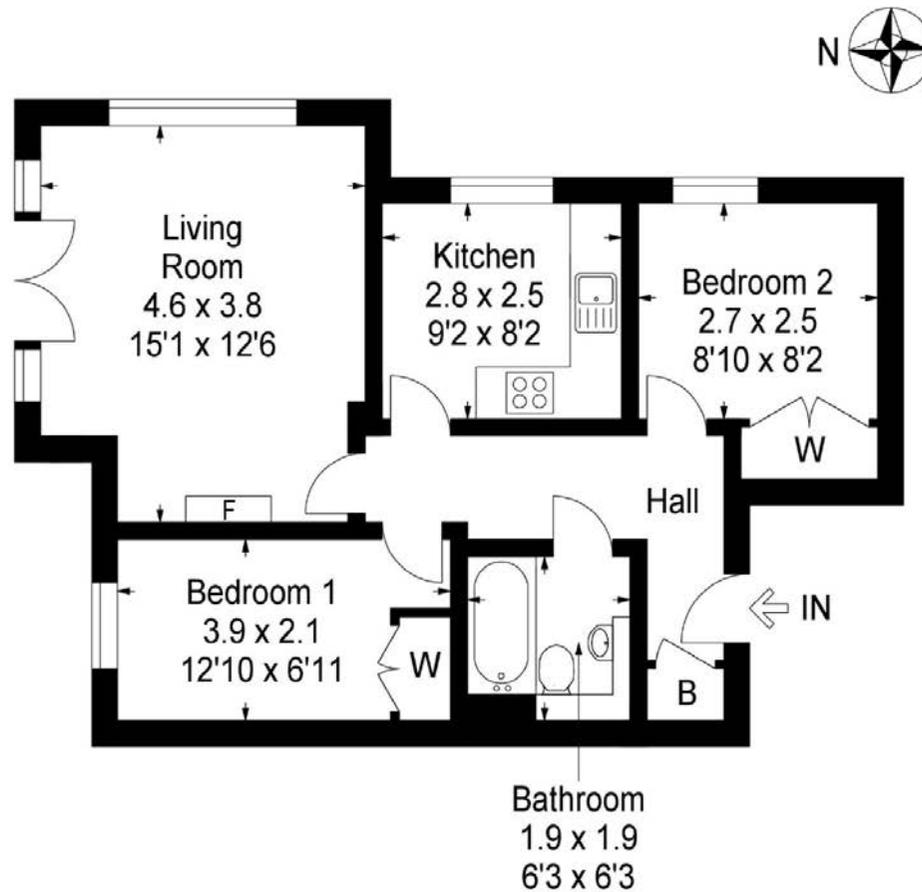
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## AGENTS NOTE

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.

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