

Morgans

PROPERTY

37b Macgregor Road, Dunfermline, KY11 8NU

Offers Over £135,000







Excellent opportunity to acquire this ground floor modern apartment within exclusive residential estate of executive homes. This apartment is modern throughout and early entry is available. Ideal for couples, first time buyers and investors as would provide a good annual yield. There is private residents parking to the rear and well maintained communal gardens. The accommodation briefly comprises secure entryphone system into communal hallway and private entrance hall with good storage including utility cupboard. Spacious lounge, fitted kitchen, two bedrooms (one with fitted wardrobes) and bathroom with overhead off mains shower. The property is double glazed with gas central heating.





LOCATION

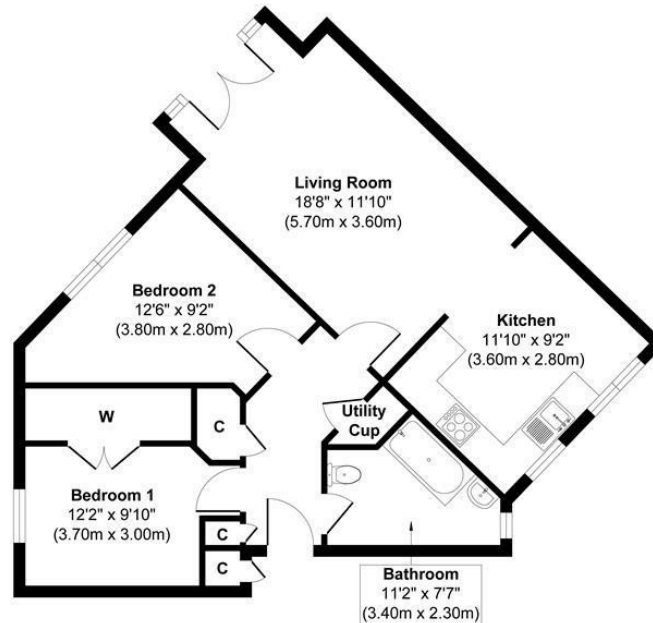
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also 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 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.





Approximate Floor Area
700 sq. ft
(65.04 sq. m)



Approx. Gross Internal Floor Area 700 sq. ft / 65.04 sq. m
Illustration for identification purposes only. measurements approximate, not to scale. Copyright



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