

44 Gardeners Street, Dunfermline, KY12 0RN
Offers Over £130,000



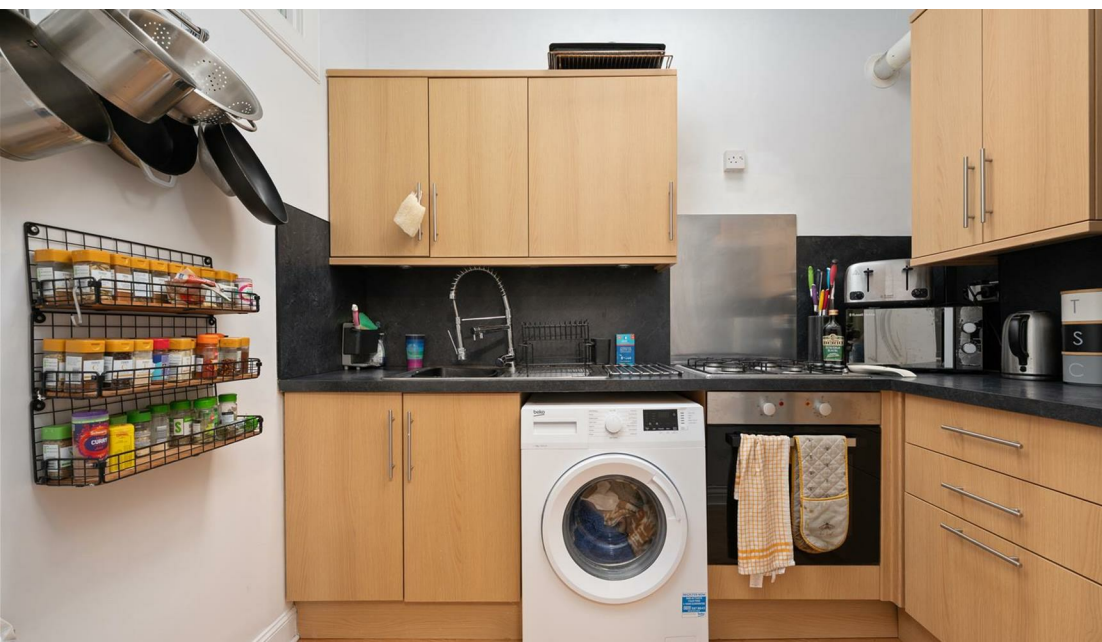


HAPPY XMAS





Charming first floor garden maisonette forming part of a traditional property in the heart of town offering contemporary and flexible accommodation suiting couples and small families. The property has a shared garden to the rear and the subjects briefly comprise: entrance stairway, reception vestibule, bathroom, lounge open plan to kitchen and two bedrooms. Stairs lead to the upper level where there is a further bedroom. Essential viewing.





LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City 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 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. 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.

EXTRAS INC IN SALE / AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





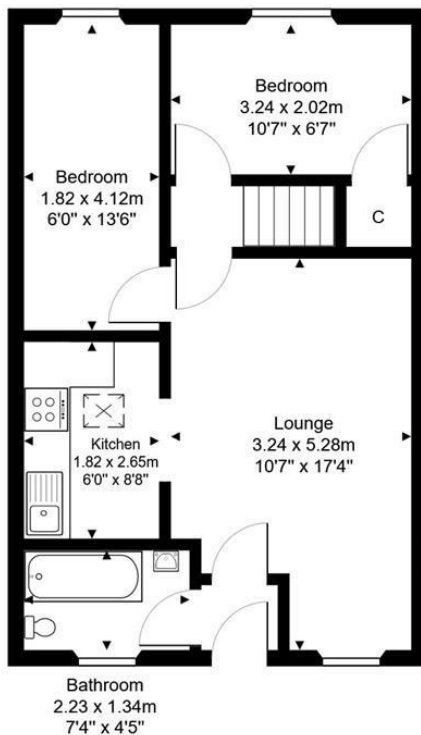


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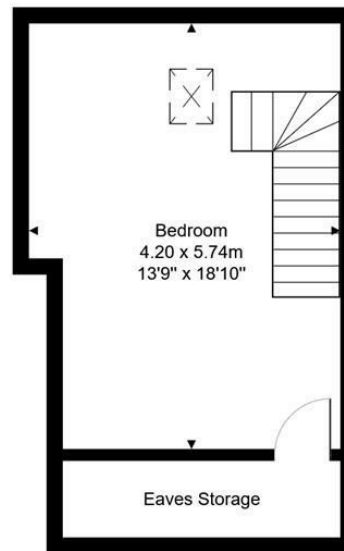


Total Area: 71.3 m² ... 768 ft²

All measurements are approximate and for display purposes only



1st Floor



2nd Floor



SOLICITORS | PROPERTY

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