



Morgans

PROPERTY

2 Anna Munro Avenue, Dunfermline, KY12 9GL

Offers Over £265,000





Entrance Hallway Wc



Three Bedrooms



Lounge



En Suite Bathroom



Breakfasting Kitchen



Garage/Driveway/Garden



EPC Rating - B

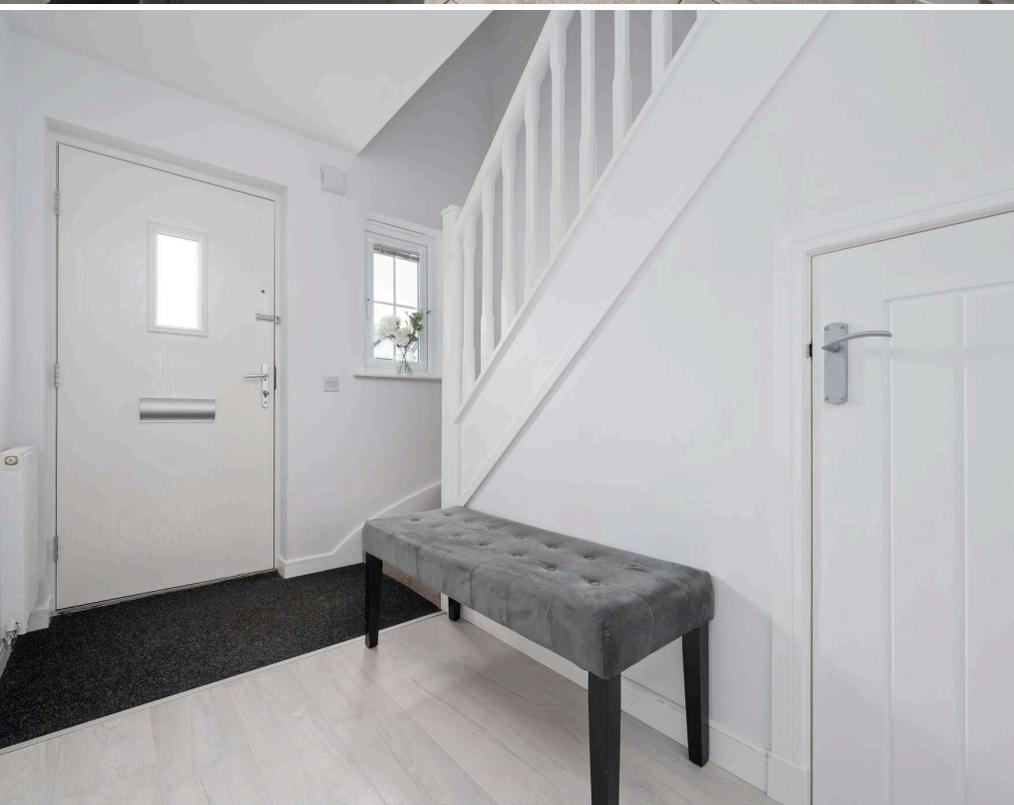


Council Tax Band - E



Welcome

This well-presented and spacious home offers flexible family accommodation over two levels, ideally suited to modern living. The ground floor comprises a welcoming entrance hall with WC and storage, leading to a bright and comfortable lounge, along with a well-appointed kitchen/breakfast room to the rear. Upstairs the property features three bedrooms, including a principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms, and additional storage is available from the landing. Driveway leads to integrated garage and there are well maintained gardens to the front and rear. Situated within a popular residential area of Dunfermline, the property is ideally placed for access to local amenities, schooling, and excellent transport links.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.







Dunfermline

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.

Morgans Property Package

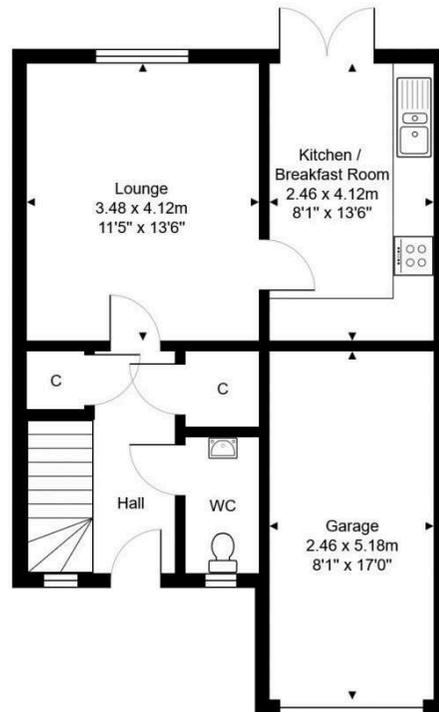
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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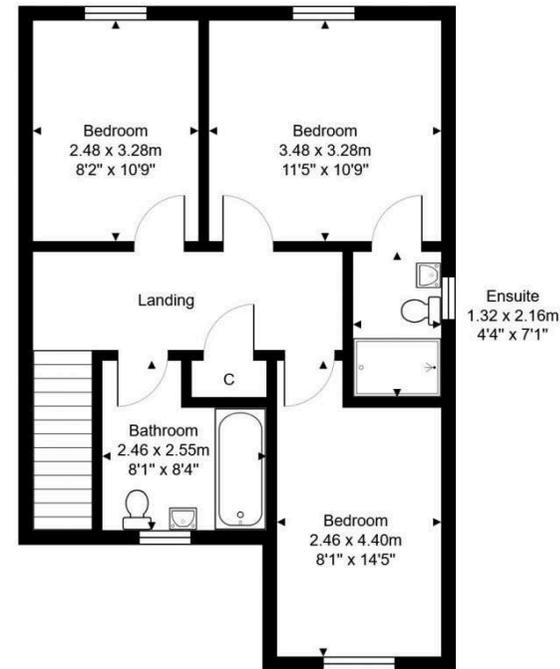
Total Area: 101.9 m² ... 1097 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

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www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.