



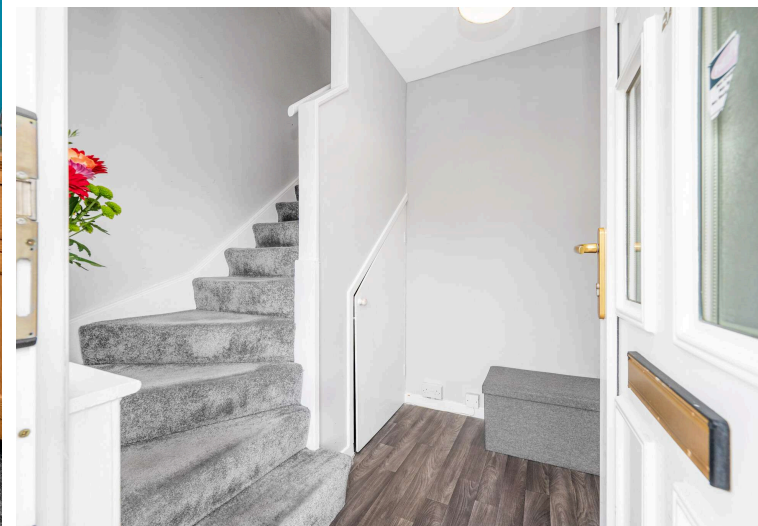
Morgans

PROPERTY

20 Don Road, Dunfermline, KY11 4NQ

Offers Over £145,000





Two-bedroom terraced home



Gardens front and rear



Spacious living room



Fitted kitchen



First floor shower room



Built-in wardrobe storage



EPC Rating -



Council Tax Band -





## Welcome

Stylish two-bedroom mid terraced home offers well-proportioned accommodation over two floors, suitable for a first-time buyer, couple, or small families. Well presented the ground floor provides a spacious living room and a fitted kitchen with door to gardens. The first floor comprises two bedrooms and a modern shower room. The principal bedroom is a generous double extending to over 15 feet, with the second bedroom also a comfortable double. There are good sized gardens to front and rear. The front is chipped and the rear is enclosed providing a child and pet safe environment with garden shed. Situated in Dunfermline, KY11 4NQ, the property is conveniently placed for local amenities, schools, and transport links.





## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, 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.





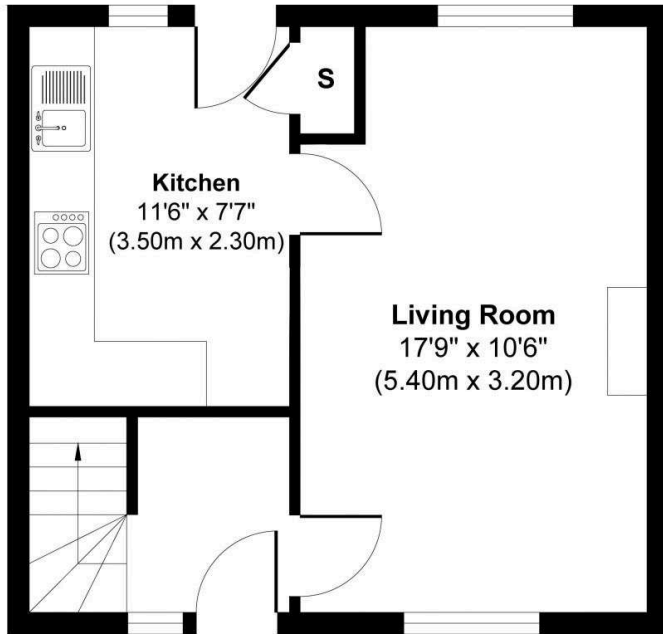
## Dunfermline

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.

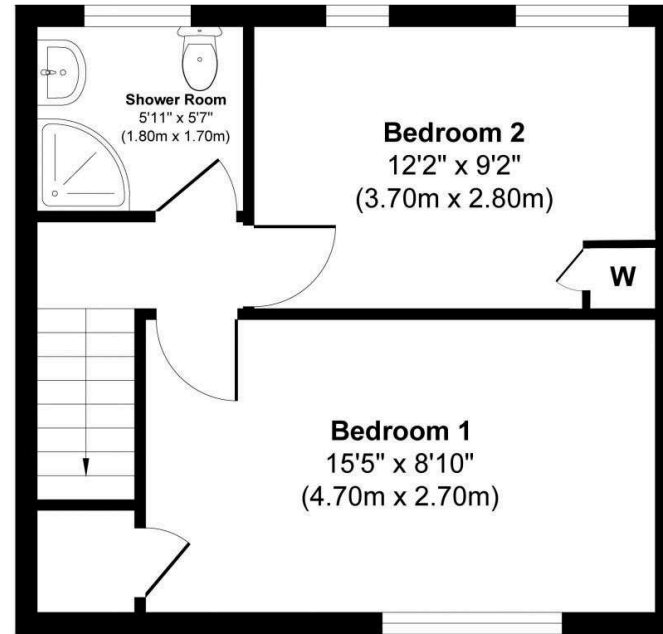
## Morgans Property Package

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.





**Ground Floor**  
**Approximate Floor Area**  
**331 sq. ft**  
**(30.78 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**331 sq. ft**  
**(30.78 sq. m)**



**Approx. Gross Internal Floor Area 662 sq. ft / 61.56 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.