



Morgans

PROPERTY

215a Aberdour Road, Dunfermline, KY11 8LU

Offers Over £149,950





Communal grounds and private parking



Secure Entryphone System



Bright and spacious living room



EPC Rating -



Two bedrooms with master en-suite



Bathroom



Ground floor apartment



Council Tax Band -





Welcome

A well-appointed two-bedroom ground floor flat offering bright, comfortable, and entirely level living accommodation. Ideal for first-time buyers, downsizers, or investors, this attractive property combines generous room sizes with a practical layout that makes the very most of the available space. The living room is light-filled and generously proportioned, it provides a welcoming and versatile area for relaxing and entertaining. Adjacent to the living room, the kitchen offers ample worktop and storage space, making it a highly functional and enjoyable space in which to cook and dine. The principal bedroom is a comfortable double room benefiting from its own private en suite, while the second bedroom is also a double and served by the main family bathroom. Built-in cupboard storage master bedroom and the hallway ensures clutter-free, practical everyday living throughout. There are well maintained communal gardens and private residents parking at the rear.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances and washing machine.

Please note this property has factor fees of approximately £100-120 pcm.

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

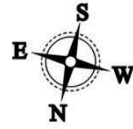
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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

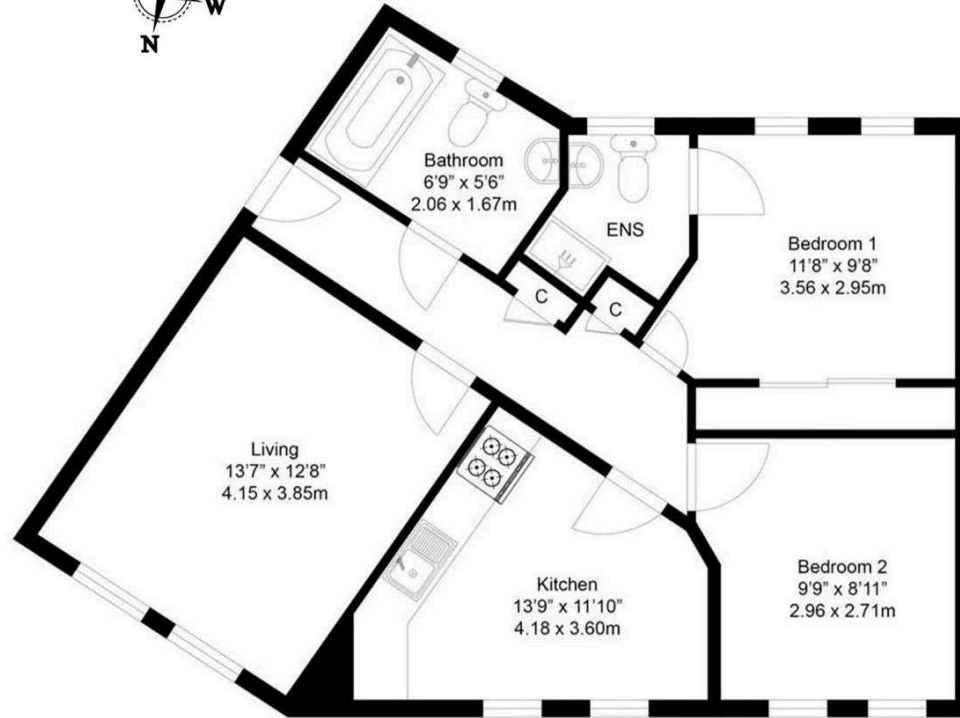
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Flat A 215, Aberdour Road, Dunfermline, KY11 8LU



All measurements are approximate and for display purposes only



Ground Floor



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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.