



Morgans

PROPERTY

28, First Floor Right, Victoria Street, Dunfermline, KY12 0LP

Offers Over £180,000



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 Two/three-bedroom upper flat over two levels

 Bright and spacious lounge

 Separate dining room

 EPC Rating -

 Well-proportioned kitchen

 Flexible accommodation throughout

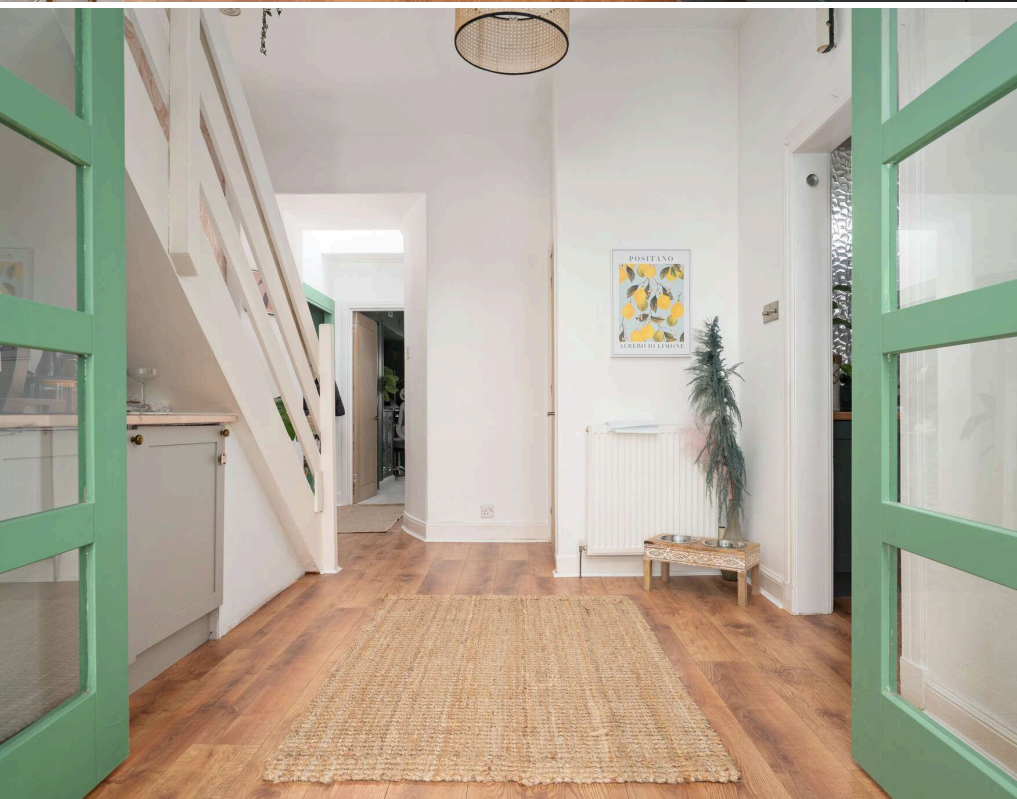
 Family bathroom

 Council Tax Band -



Welcome

This spacious and well-laid-out three bedroom upper flat offers generous accommodation over two levels, making it an excellent choice for first-time buyers, professionals, or investors. The main level features a bright and sizeable lounge, providing an inviting space for relaxing and entertaining. A separate dining area offers additional versatility and connects conveniently to the newly fitted kitchen, which is well-proportioned with good storage and workspace. A double bedroom is also located on this level, along with a family bathroom and useful storage throughout. On the upper level, the property benefits from two further bedrooms, both offering flexible use as sleeping accommodation, home office space, or guest rooms. Additional storage enhances practicality on this floor. The layout provides a good balance of living and bedroom space, ideal for modern lifestyles. There is a private area of garden to the rear with feature decking and garden shed, communal drying green. Situated in a central Dunfermline location, the property is within easy walking distance of the town centre, local amenities, transport links, and schooling.





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.



28 Victoria Street, Dunfermline, KY12 0LP

Total Area: 92.1 m² ... 991 ft²

All measurements are approximate and for display purposes only



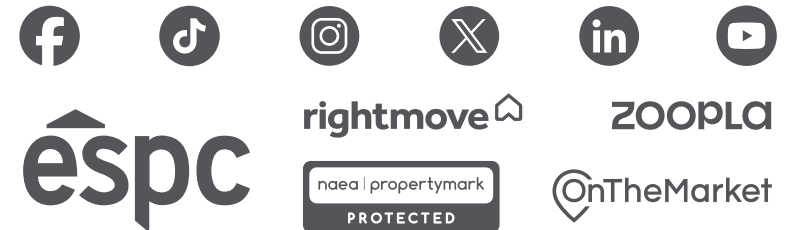
1st Floor



2nd 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.