



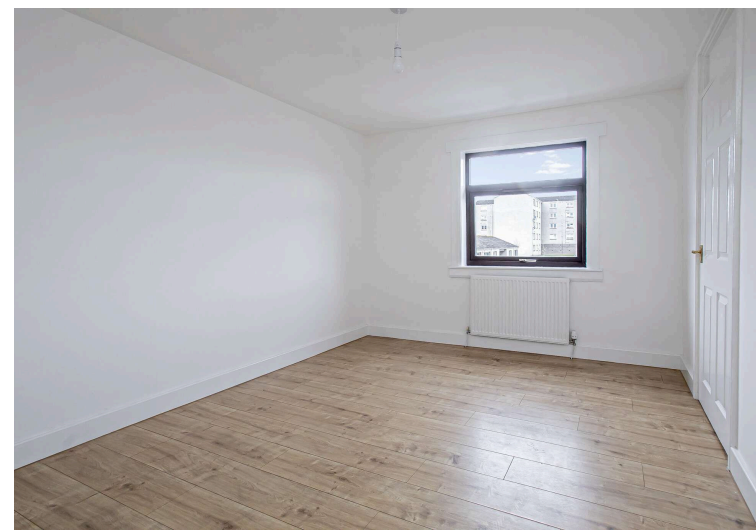
Morgans

PROPERTY

2 Westwood Place, Dunfermline, KY11 4XG

Offers Over £145,000





Three-bedroom semi-detached home



Conservatory to the rear



Lounge and separate dining room



Fitted kitchen



Ground floor bedroom



First floor bathroom



EPC Rating - D



Council Tax Band - C



## Welcome

This three-bedroom end terraced home offers versatile accommodation across two floors, suitable for a family or those requiring flexible living space. The ground floor provides a lounge open plan to dining room and fitted kitchen, a third bedroom — which would equally serve as a home office or study. A conservatory to the rear provides an additional reception space with access to the garden. The first floor comprises two well-proportioned double bedrooms, both of a good size, served by a family bathroom. Situated in Dunfermline the property is conveniently placed for local amenities, schools, nurseries and transport links.



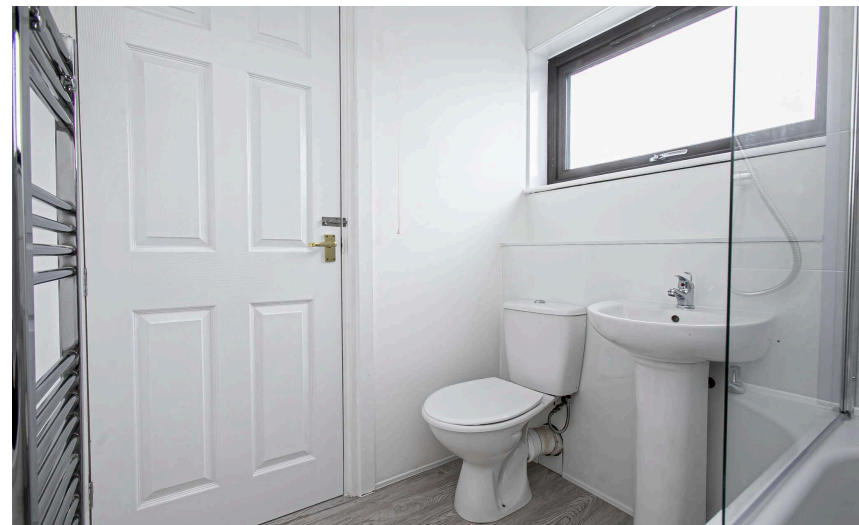
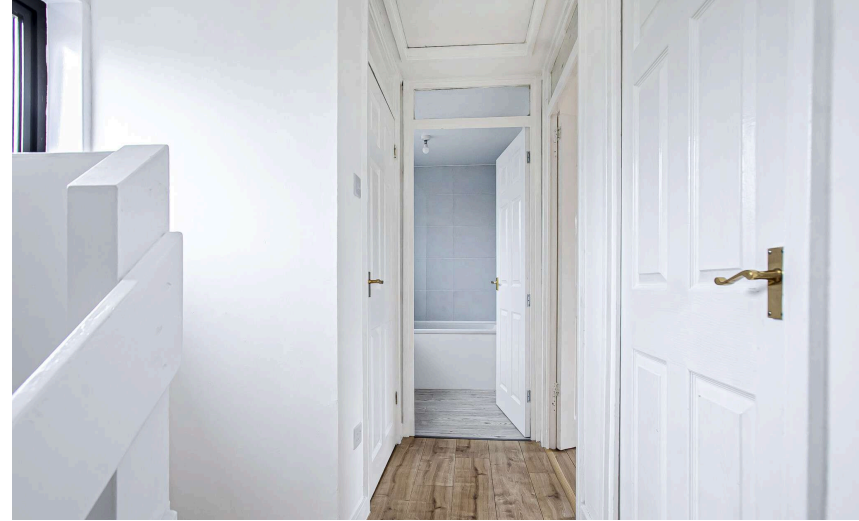


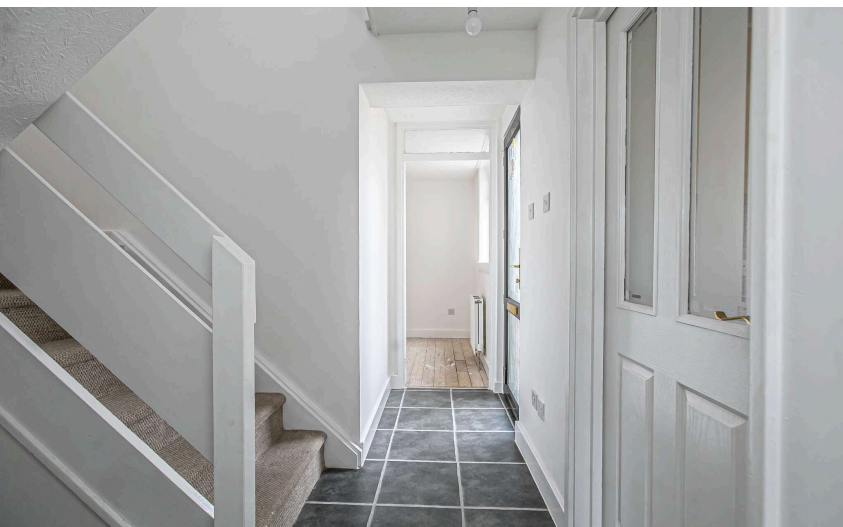
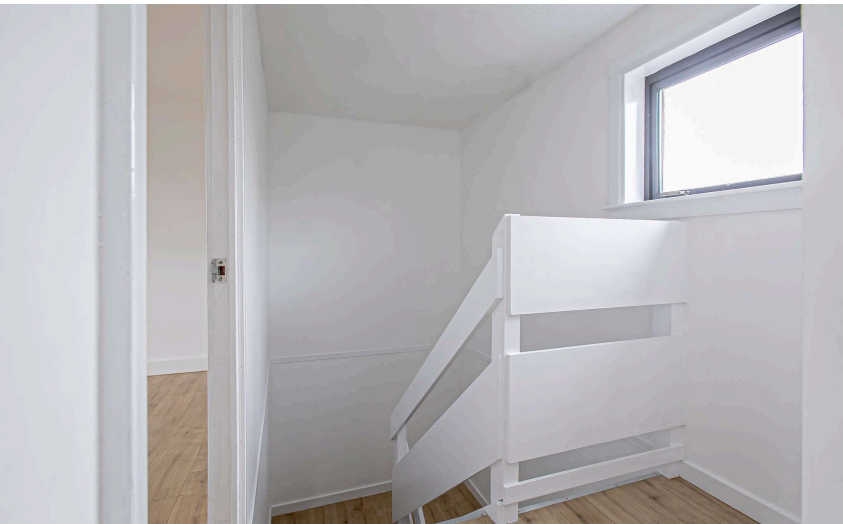
### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, 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

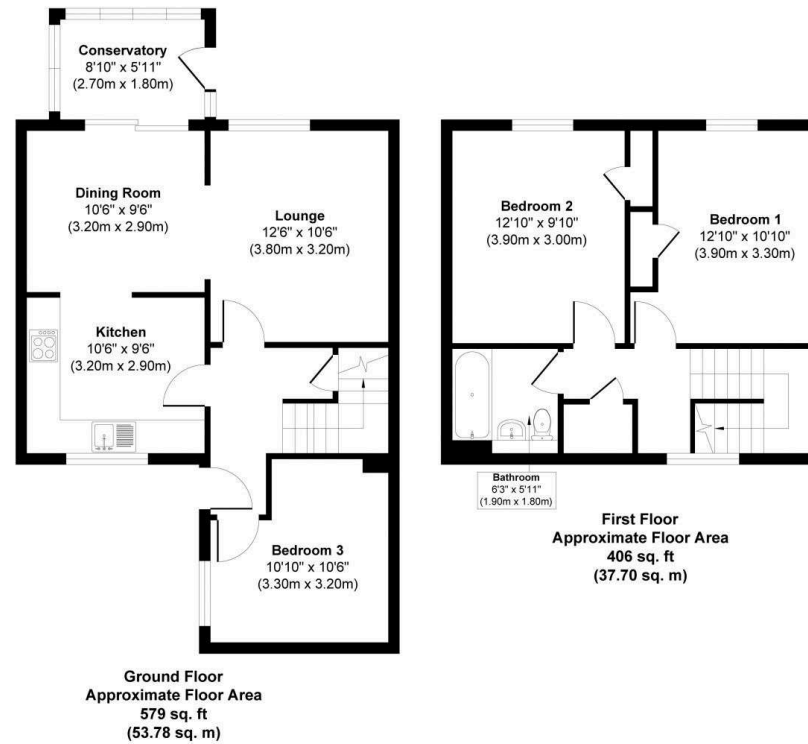
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



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Approx. Gross Internal Floor Area 985 sq. ft / 91.48 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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