



Morgans

PROPERTY

19 Rose Street, Dunfermline, KY12 0QT

Offers Over £95,000





One-bedroom ground floor flat



Bathroom



Good-sized lounge



Double bedroom



Fitted kitchen



Communal gardens to rear



EPC Rating -



Council Tax Band -



## Welcome

This one-bedroom ground floor flat offers practical and well-laid-out accommodation on a single level, suitable for a first-time buyer, single occupant, or investor as would give a good annual yield. The accommodation comprises a good-sized lounge, a fitted kitchen, a double bedroom, and a bathroom. Two built-in storage cupboards provide useful additional space throughout the flat. The gardens to the front belong to No 19 and there are shared gardens to the rear with drying green. Situated on Rose Street, Dunfermline, KY12 0QT, the property is within easy reach of local amenities, shops, and transport links and a short walk to the city centre.





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

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Please note this dishwasher is not working. There are no guarantees on any white goods. Sold as seen.

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

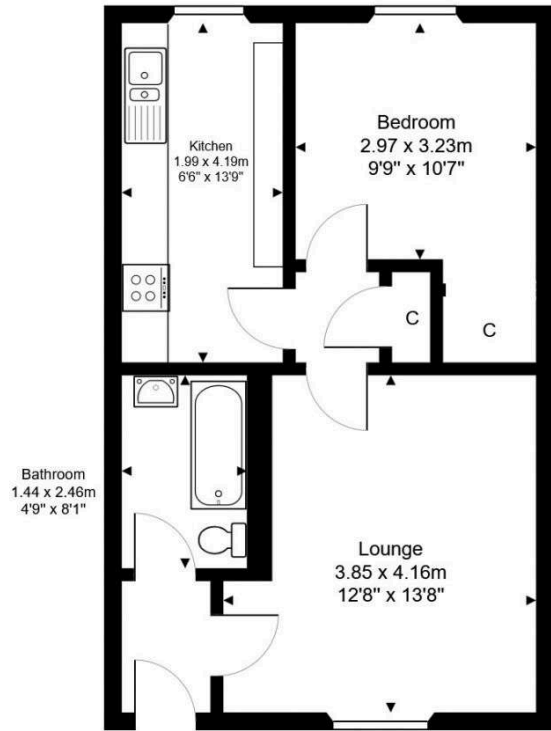
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



# 19 Rose Street, Dunfermline, KY12 0QT

All measurements are approximate and for display purposes only

Total Area: 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>



Ground Floor



SOLICITORS | PROPERTY  
33 East Port, Dunfermline, Fife, KY12 7JE  
Tel: 01383 620222 Fax: 01383 621213  
[www.morganlaw.co.uk](http://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.