



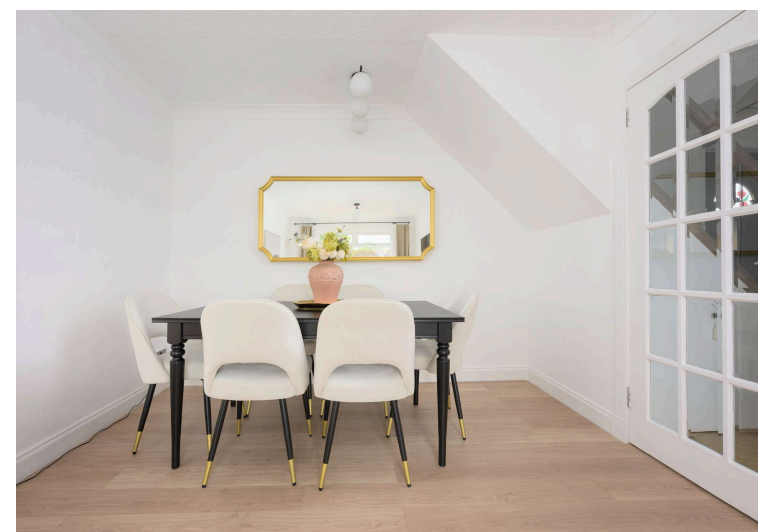
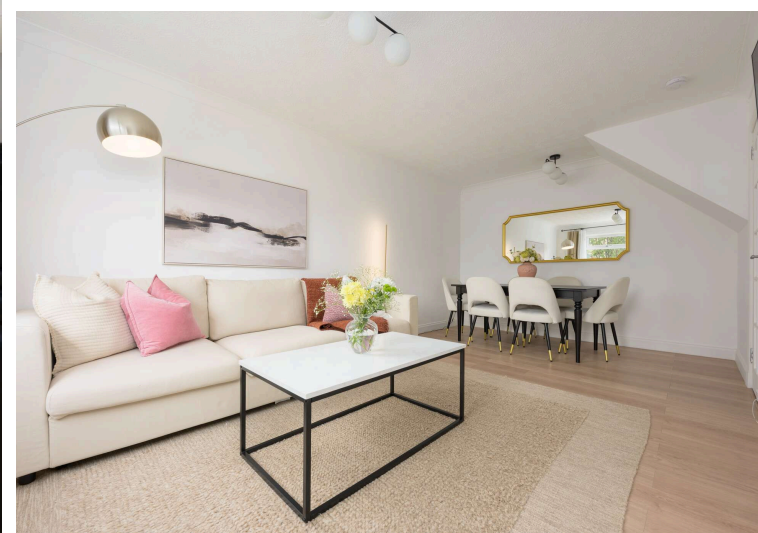
Morgans

PROPERTY

7 Simpson Walk, Dunfermline, KY11 4XT

Offers Over £155,000





Two-bedroom semi-detached home



Impressive 18-foot lounge/dining room



Kitchen/breakfast room



EPC Rating - C



First floor shower room



Generous principal bedroom



Built-in storage throughout



Council Tax Band - B



Welcome

This beautifully presented two-bedroom mid terraced home offers well-proportioned accommodation over two floors, extending to approximately 900 sq ft and suitable for a first-time buyer, couple or small family. The ground floor provides an impressive lounge/dining room extending to over 18 feet, dining kitchen, store room and a storage cupboard. The first floor comprises two bedrooms and a shower room. The principal bedroom is a generous double extending to 14 feet, with the second bedroom also a comfortable double. Two storage cupboards on the landing provide additional practical space and there is a private garden to the rear along with off street parking and a half floored attic. Situated in Dunfermline, the property is conveniently placed for local amenities, schools, and transport links.



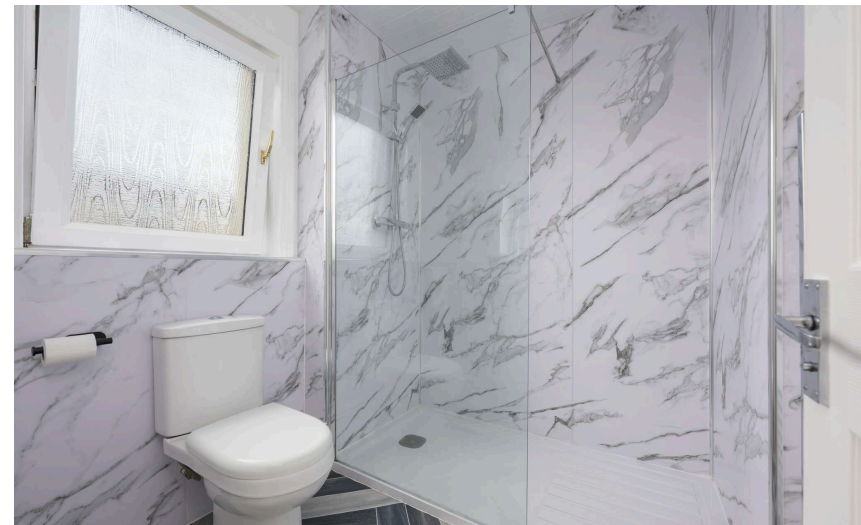
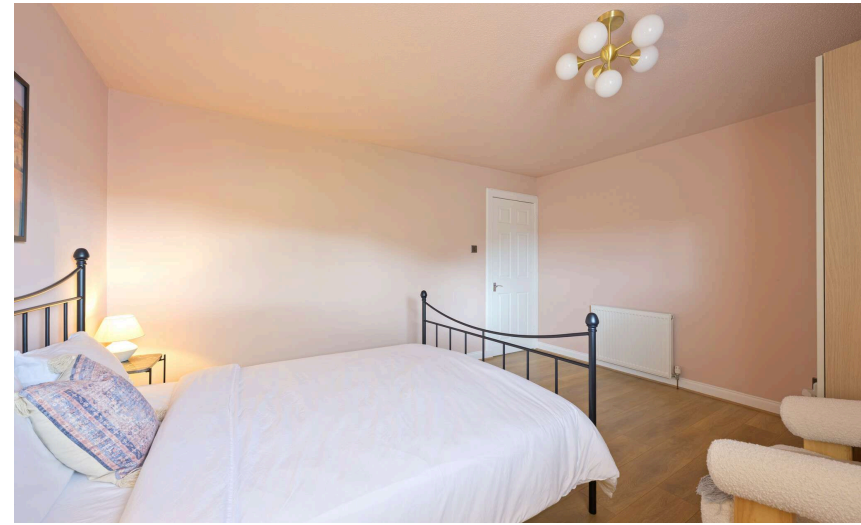
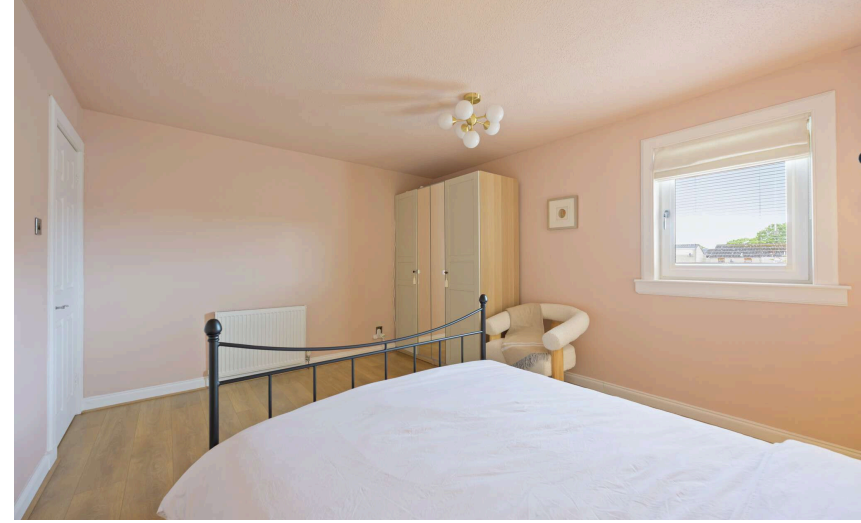


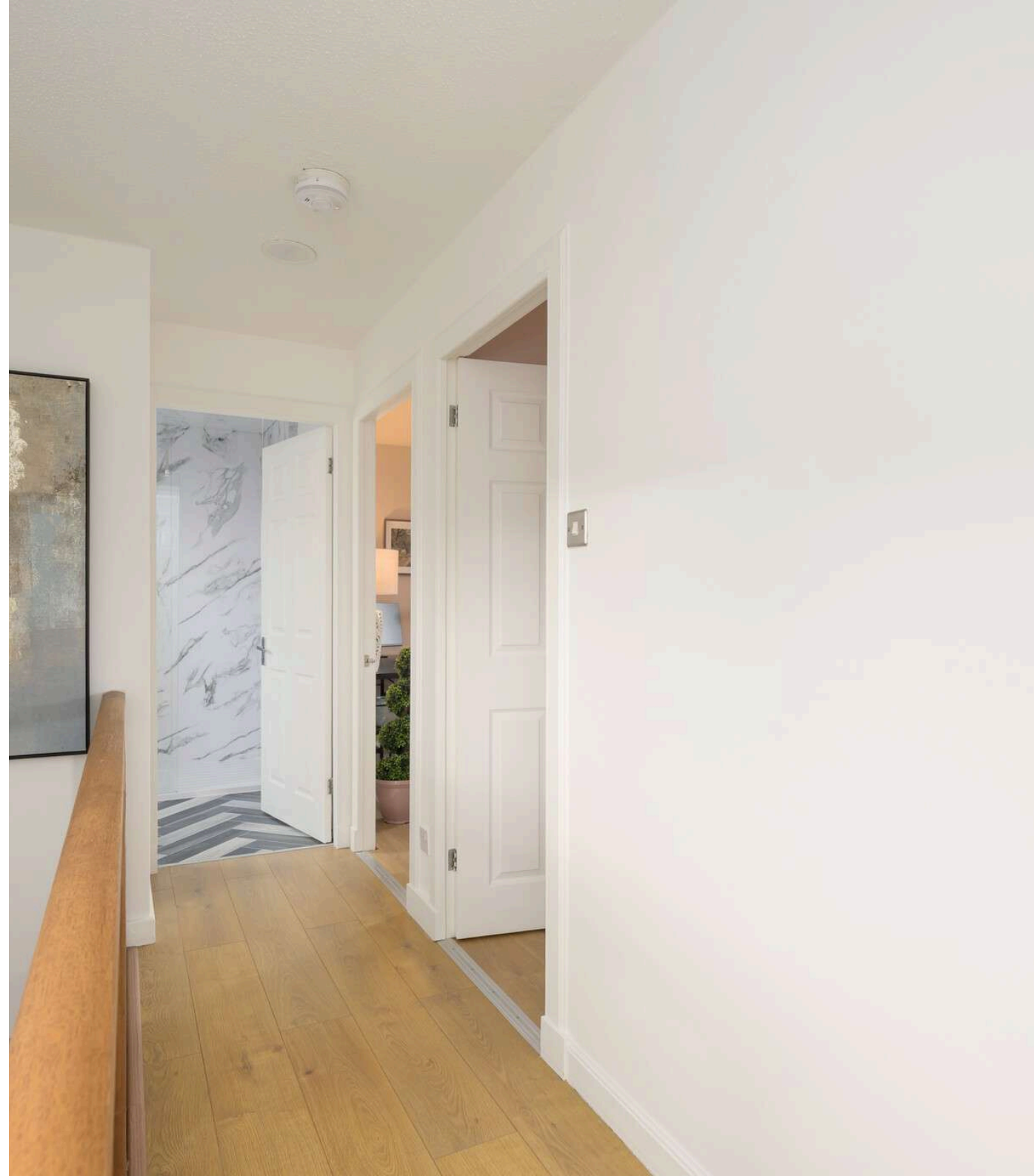
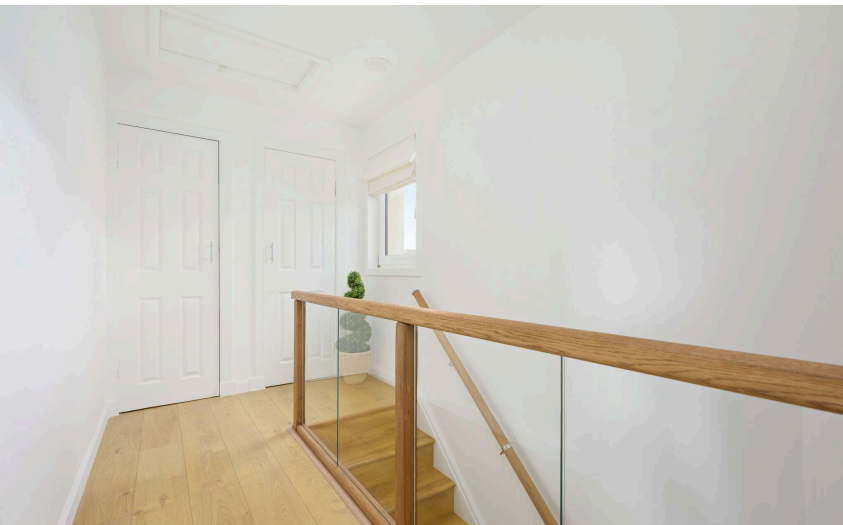
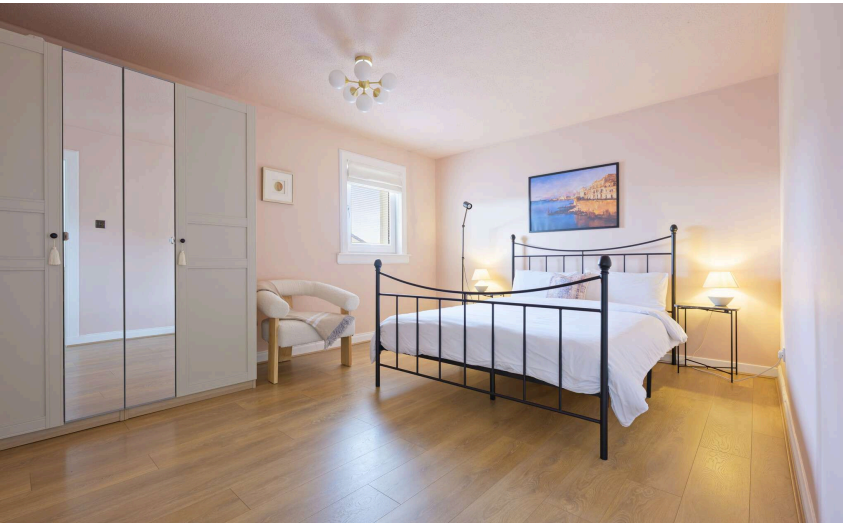
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Furniture is up for separate negotiation.

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.



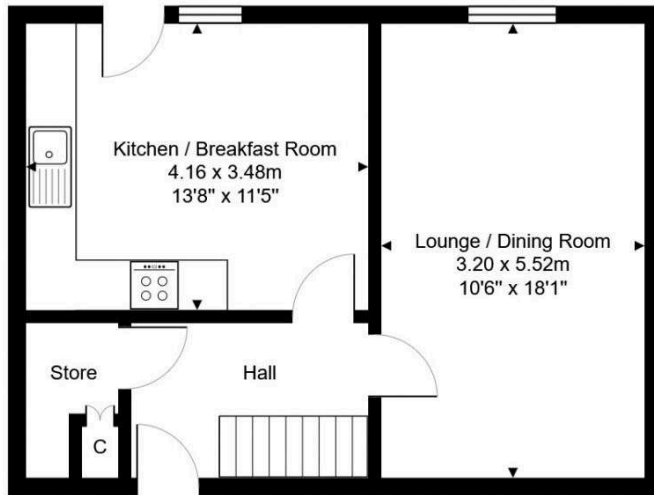
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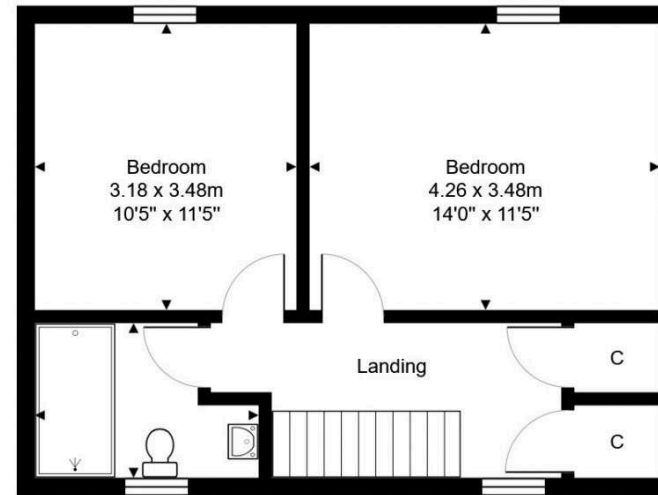
Total Area: 83.5 m² ... 898 ft²



All measurements are approximate and for display purposes only



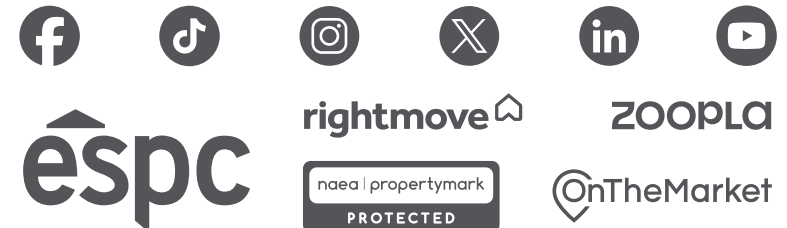
Ground Floor



1st 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.