



Morgans

PROPERTY

35 Bittern Court, Dunfermline, KY11 8HF

Offers Over £135,000





Bright ground-floor two bed apartment



Spacious lounge/dining room



Separate kitchen/breakfast room



EPC Rating -



Two double bedrooms



Modern shower room



Built-in wardrobe and store



Council Tax Band -





Welcome

A superb opportunity to purchase this well-presented two-bedroom ground-floor apartment, situated in a popular residential area of Dunfermline. Offering comfortable, single-level living throughout, this property is ideally suited to first-time buyers, downsizers, or investors as would give a good annual yield. The accommodation is entered via a welcoming hallway, which leads through to the generous lounge and dining room — a bright and versatile living space (new flooring throughout) with plenty of room for both relaxing and entertaining. The separate kitchen provides a practical and well-proportioned space for everyday cooking, with ample worktop and storage space. There are two well-proportioned bedrooms, with the principal room benefiting from a built-in wardrobe. A separate store cupboard off the hall provides excellent additional storage. The accommodation is completed by a modern shower room, fitted with a shower enclosure, WC, and wash hand basin. There is a secure entryphone system into the well maintained entrance and private residents parking and ample visitors parking, separate bin store. The communal gardens and grounds are serviced by a factor. Located in the City of Dunfermline, the property benefits from easy access to a full range of local amenities, schools, and transport links, including the M90 motorway and local rail services — making it an ideal base for commuters to Edinburgh and the wider Central Belt.



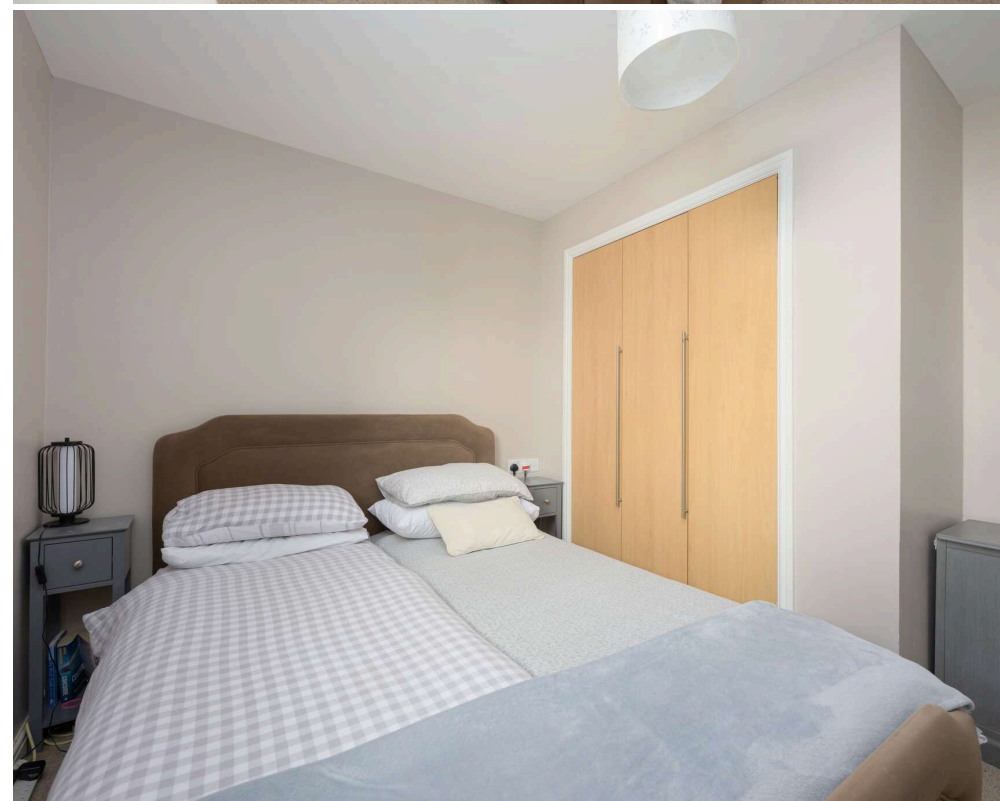


EXTRAS INC. IN SALE/AGENTS NOTE

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

Please note there is a factor charge applicable to these apartments including buildings insurance. Details within our office.

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

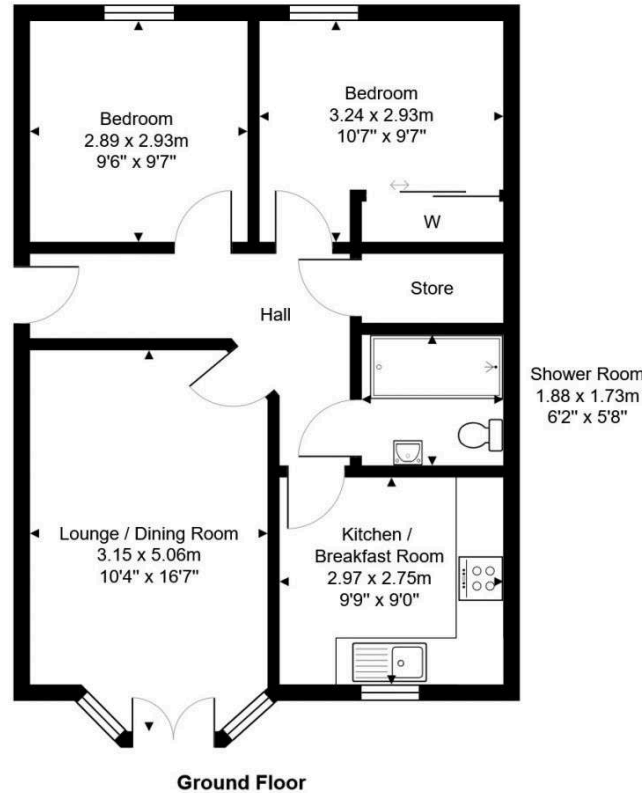
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



35 Bittern Court, Dunfermline, KY11 8HF

Total Area: 56.5 m² ... 608 ft²

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
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.