



Morgans

PROPERTY

84 Wedderburn Street, Dunfermline, Dunfermline, KY11 4SD

Offers Over £125,000



3



1



2



Unf



Approximately 123 m² (1,324 ft²) of family accommodation



Generous dining/family room and separate lounge



Well-sized kitchen and ground-floor bathroom



EPC Rating - Unknown



Three bedrooms including two doubles



Integral garage with conversion potential (subject to consents)



Ample built-in storage throughout



Council Tax Band - Unknown



Welcome

Extending to approximately 123 m² (1,324 ft²), this well-proportioned family home offers versatile accommodation across two floors. The ground floor features a generous lounge that serves as the heart of the home, a separate dining/family room for more formal occasions, a well-sized kitchen, a ground-floor bathroom, and an integral garage with potential for conversion subject to the necessary consents. Upstairs, three bedrooms — including a spacious principal bedroom and a second double — are served by ample built-in storage off the landing. Benefiting from plentiful storage throughout, and a practical layout that keeps living and sleeping spaces comfortably separated, the property is well placed on Wedderburn Street for local amenities, schools, and excellent transport links, with easy access to the M90 and rail connections into Edinburgh.





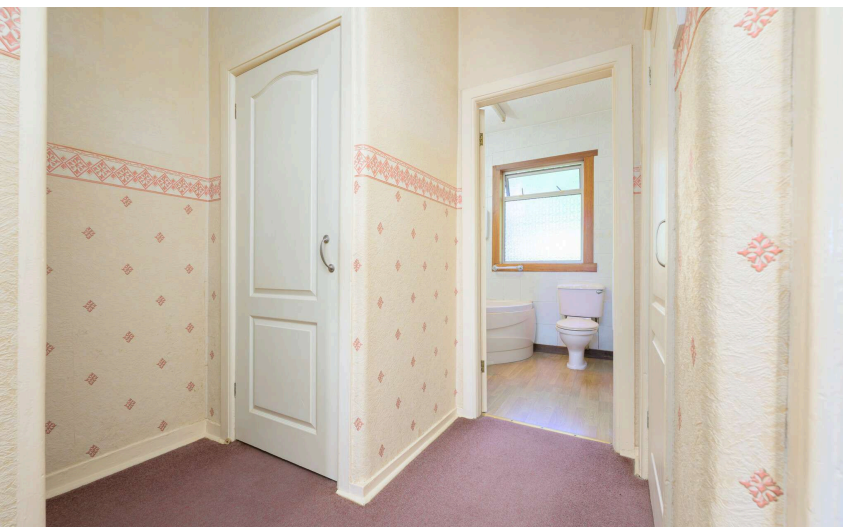
EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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.

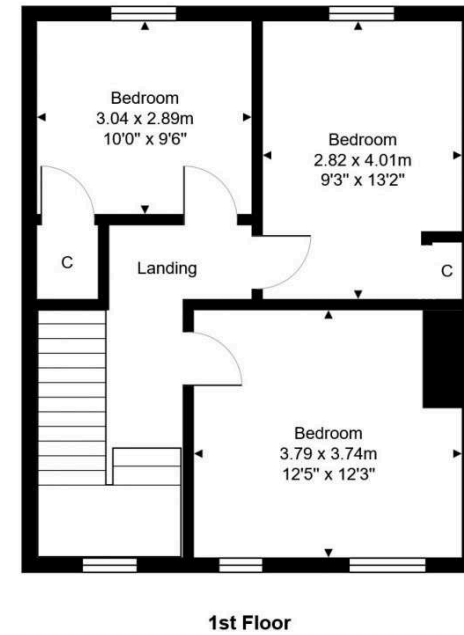
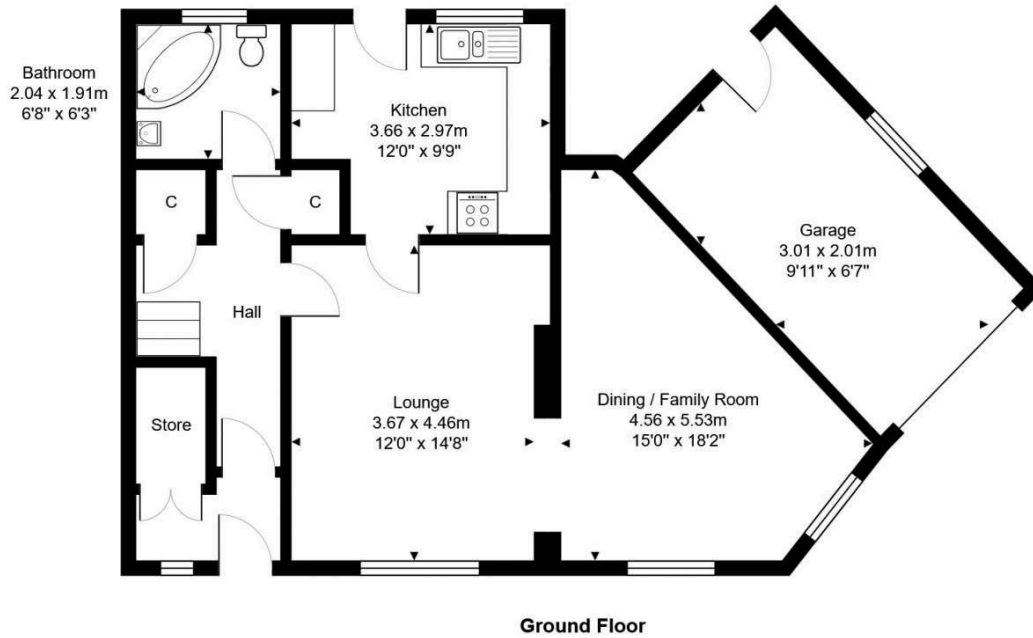
Morgans Property Package

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.

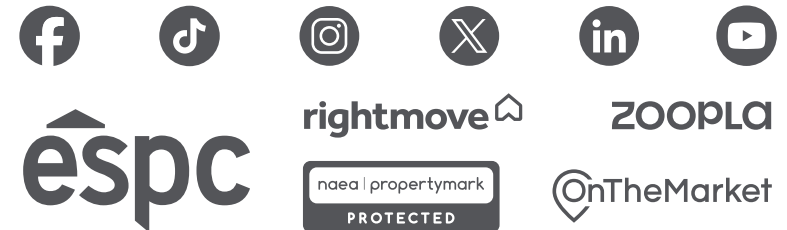
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All measurements are approximate and for display purposes only

Total Area: 123.0 m² ... 1324 ft²



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.