



Morgans

PROPERTY

35 Mackie Place, Dunfermline, KY11 4LS

Offers Over £140,000





Unique upper apartment with garden



Three double bedrooms



Exceptional 25ft living room



Ground floor bathroom and upstairs Shower room



Impressive 23ft kitchen



Dining Kitchen



EPC Rating -



Council Tax Band -



Welcome

A truly unique and characterful three-bedroom duplex apartment with mature gardens offering over 1,400 square feet of distinctive and generously proportioned accommodation across two floors in a popular area of Dunfermline and within a quiet cul-de-sac. With exceptional room sizes and a layout that sets it apart from the ordinary, this is a property that will immediately capture the imagination and you can put your own stamp on it. This home also offers the potential for a fourth bedroom. The ground floor is dominated by two outstanding reception spaces. The spectacular 25-foot living room is a truly breathtaking room, complete with a feature fireplace that adds warmth and character, whilst the equally impressive 23-foot kitchen provides a superb everyday living and cooking space with plenty of room for a family dining area. A ground-floor bedroom and bathroom complete the main-level accommodation, offering ideal flexibility for guests or those seeking single-level living options. The first floor offers two further double bedrooms, both of excellent proportions and served by a shower room. The eaves to either side of the upper floor add real charm and provide useful additional storage space — a distinctive feature that gives the property its unique and appealing character. There is ample parking on street and for visitors.





EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold 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. 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

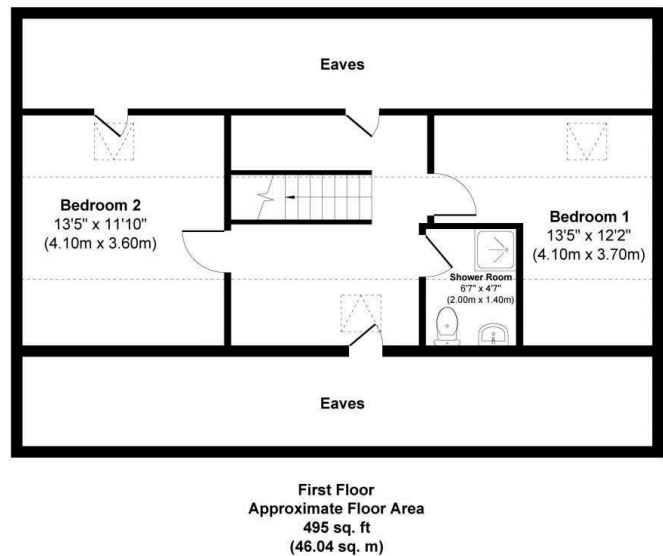
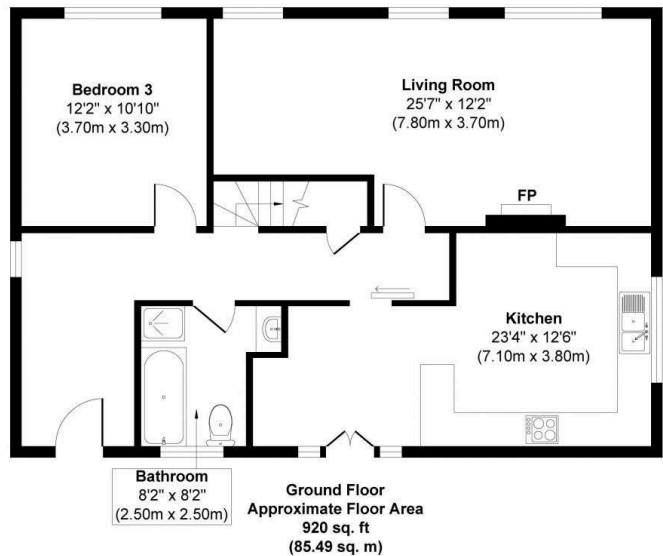
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities, restaurants and highly regarded schools - everything you'd expect from a city that has been at the heart of Scottish life for over a thousand years.

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.



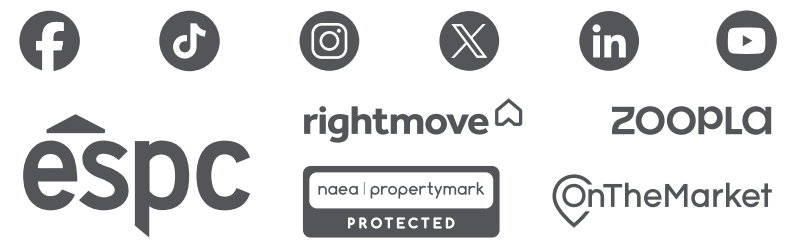
Mackie Place, Dunfermline KY11 4LS



Approx. Gross Internal Floor Area 1415 sq. ft / 131.53 sq. m
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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.