



Morgans

PROPERTY

2/L 36 Hill Street, Dunfermline, KY12 0QR

Offers Over £125,000



2



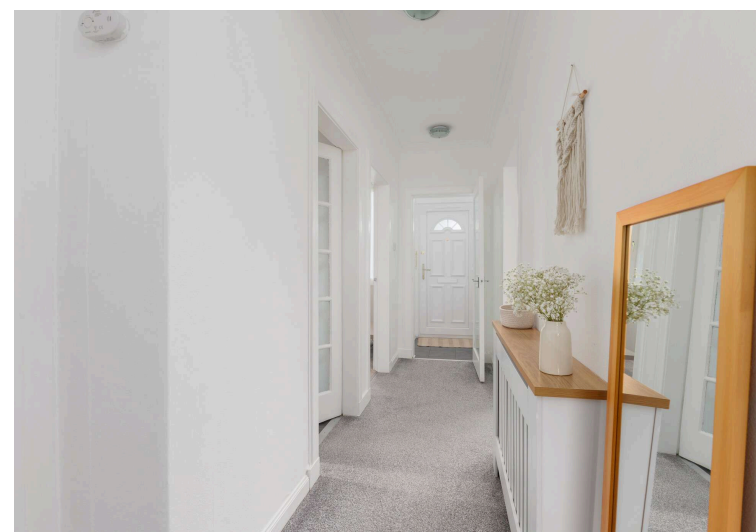
1



1



C



Ent Hallway



Two Bedrooms



Lounge



Bathroom



Kitchen



Storage



EPC Rating - C



Council Tax Band - A



## Welcome

A well-proportioned two-bedroom second floor flat offering 645 square feet of comfortable and practical accommodation, situated in a central Dunfermline address within easy reach of the city centre and all local amenities. The accommodation is entered via a welcoming hallway with a useful store cupboard providing excellent additional storage. The generously sized lounge extends to over 15 feet - a bright and comfortable everyday living space. The kitchen is neatly fitted and provides practical worktop and storage space for day-to-day use. Two well-proportioned bedrooms complete the accommodation, with the principal bedroom extending to over 12 feet and benefiting from a built-in wardrobe, whilst the second bedroom is a comfortable single or home office space. A family bathroom with bath completes the property. Ideally placed for Dunfermline city centre, local shops, transport links, and all amenities right on the doorstep.





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

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

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.

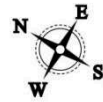
## Morgans Property Package

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.

## Second Floor Left, 36 Hill Street, Dunfermline, KY12 0QR

Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

All measurements are approximate and for display purposes only



2nd 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.