



Morgans

PROPERTY

25 Elliot Street, Dunfermline, KY11 4TF

Offers Over £95,000





Well-presented first-floor flat



Separate kitchen



Impressive 14ft sq. living room



Full bathroom (shower)



Generous 14ft double bedroom



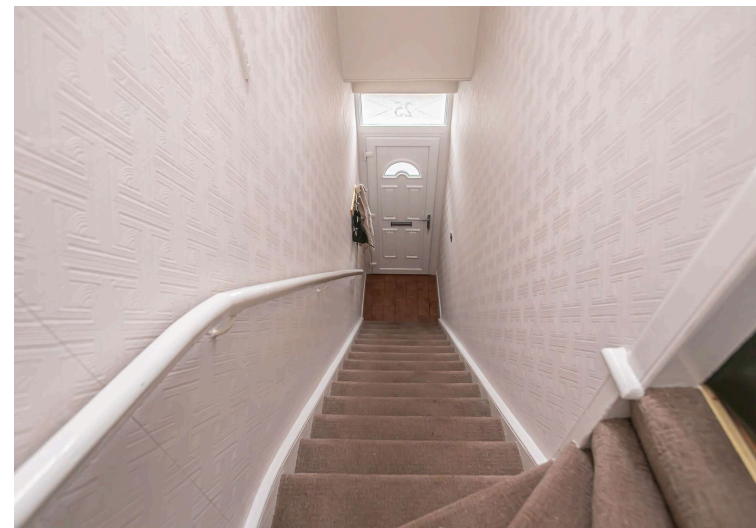
Communal garden/drying green



EPC Rating -



Council Tax Band -





Welcome

A characterful and well-presented first floor period flat offering generous room sizes within a period property in a popular area of Dunfermline with a short walk to railway station. With two impressively proportioned rooms and convenient ground-floor access up through private staircase, this property is an ideal choice for first-time buyers, downsizers, or investors seeking a quality home in a central location. The flat is well laid out, centred around a characterful square living room extending to almost 15 feet in both directions — a wonderfully spacious and light-filled everyday living space that immediately impresses. The generous double bedroom mirrors these proportions, extending to nearly 15 feet and providing an exceptional private retreat. Both rooms benefit from the pleasing character typical of period properties. A separate kitchen and a full bathroom with bath, electric shower, WC, and wash hand basin complete the accommodation. There are well maintained communal gardens and drying green and private strip at rear with shed.

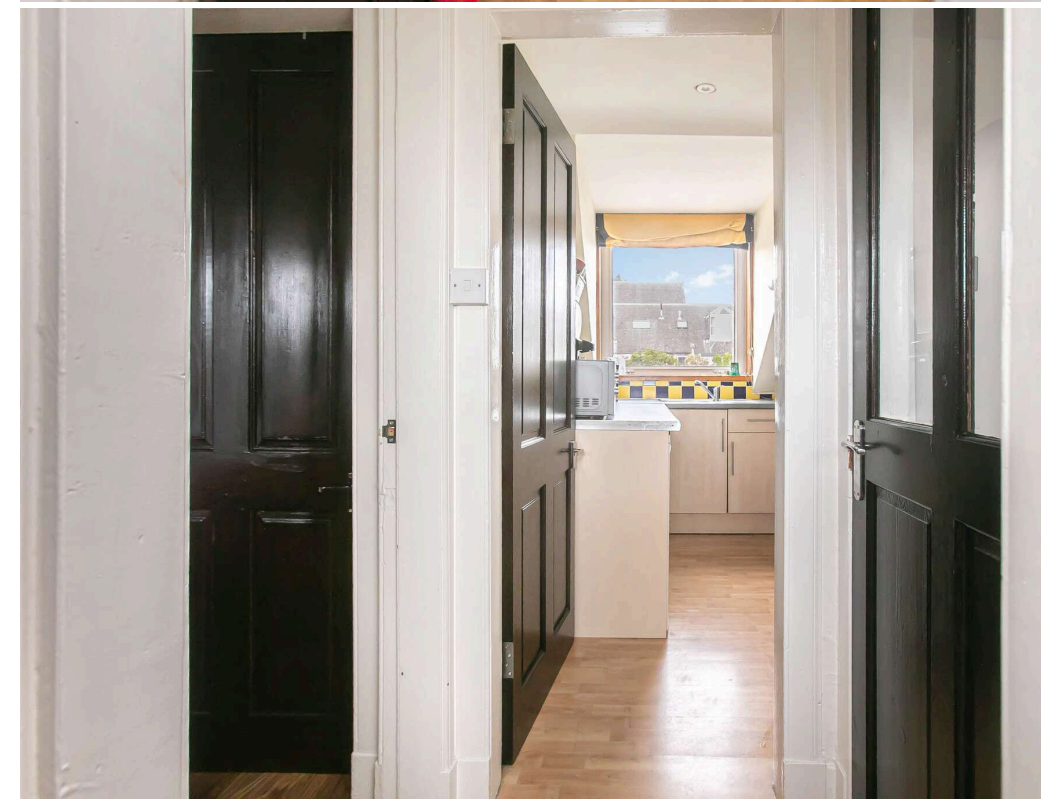




EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances and garden shed. Please note furniture by negotiation can be included in sale. Shed included.

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

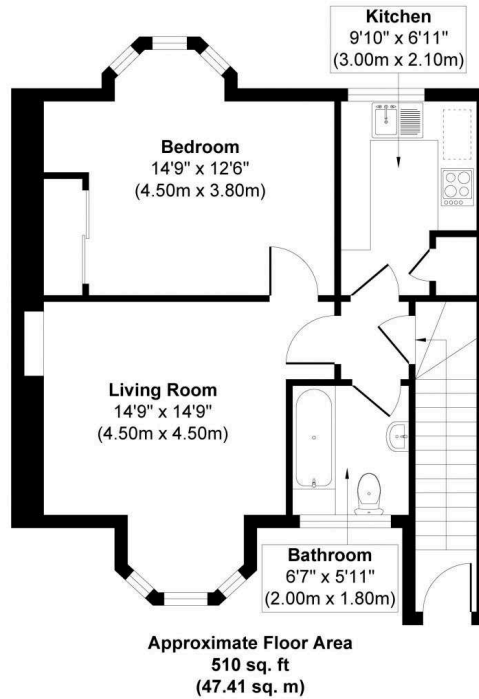
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert 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.



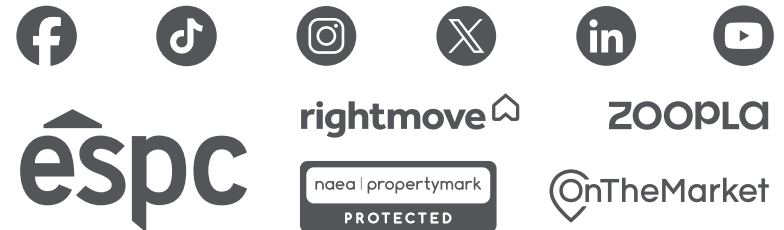
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Approx. Gross Internal Floor Area 510 sq. ft / 47.41 sq. m
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. 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.