



Morgans

PROPERTY

131 Brucefield Avenue, , Dunfermline, KY11 4SU

Offers Over £115,000



2



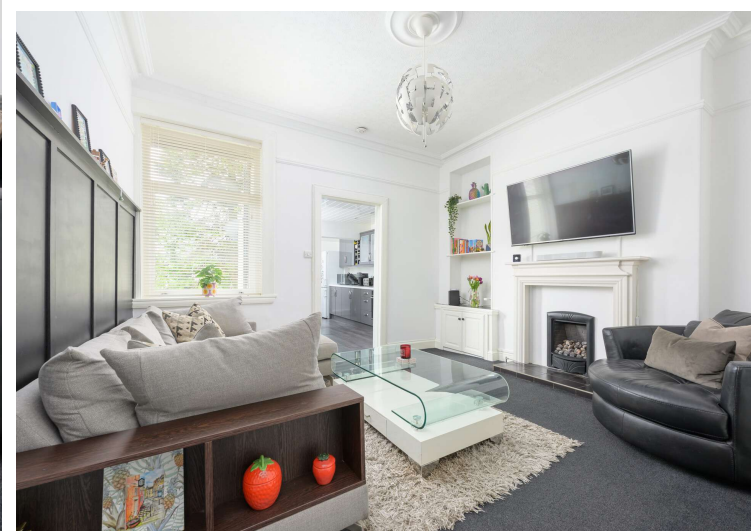
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1



C



Two-bedroom ground floor flat



Two generous double bedrooms



Lounge and kitchen/utility room



Built-in wardrobe storage



Bathroom with bath



Store room



EPC Rating - C



Council Tax Band - A



Welcome

This two-bedroom ground floor flat offers well-proportioned and practical accommodation on a single level, extending to approximately 795 sq ft and suitable for a first-time buyer, downsizer, or investor. The accommodation comprises a lounge, a kitchen/utility room, two bedrooms, bathroom and a store room. Both bedrooms are generous doubles — the principal bedroom extends to nearly 15 feet and benefits from built-in wardrobe storage. The kitchen also incorporates utility space, providing a practical all-in-one arrangement. Situated on Brucefield Avenue, Dunfermline, KY11 4SU, the property has communal gardens to the rear and is within easy reach of local amenities, schools, and transport links.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, 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.



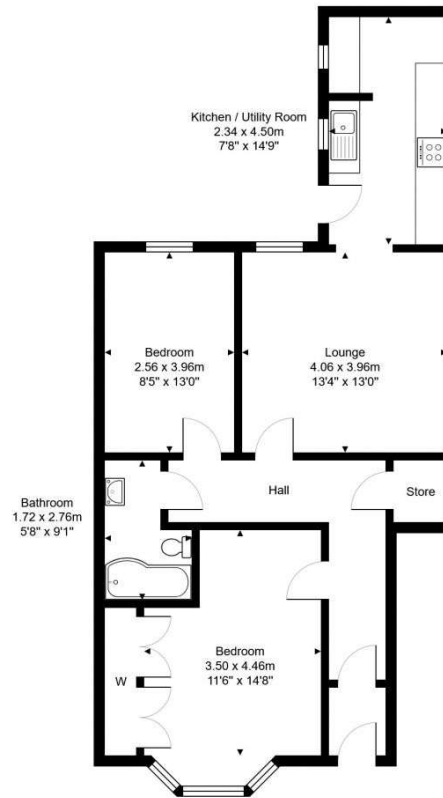
131 Brucefield Avenue, Dunfermline, KY11 4SU



Total Area: 73.9 m² ... 795 ft²

All measurements are approximate and for display purposes only

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Ground 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.