



Morgans

PROPERTY

3 Albany Street, Dunfermline, KY12 0QZ

Offers Over £179,950





Substantial first-floor flat



Dining kitchen



Stunning 18ft lounge



Full bathroom



Exceptional 25ft principal bedroom



Built-in storage cupboards



EPC Rating -



Council Tax Band -



## Welcome

A rare and exceptional opportunity to acquire this truly substantial two-bedroom first-floor flat garden flat, offering over 1,000 square feet of beautifully proportioned accommodation in a centrally located Dunfermline address. With room sizes that rival many houses, this impressive property is perfectly suited to those who appreciate space, character, and convenience in equal measure. The flat is centred around a magnificent 18-foot lounge - a wonderfully light and spacious room that immediately sets the tone for the quality of accommodation throughout. The well-proportioned dining kitchen offers ample room for both cooking and dining, whilst a generous full bathroom with bath, WC, and wash hand basin completes the core living spaces. The bedroom accommodation is outstanding. The principal bedroom is a truly remarkable room extending to over 25 feet - an exceptional space that could easily be configured as a bedroom with a dedicated dressing or sitting area. A second double bedroom of generous proportions completes the sleeping accommodation, with multiple built-in storage cupboards throughout ensuring excellent everyday practicality. The garden to the rear offers an idyllic setting with patio area and the drying green is communal along with a shared cellar.





## **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.





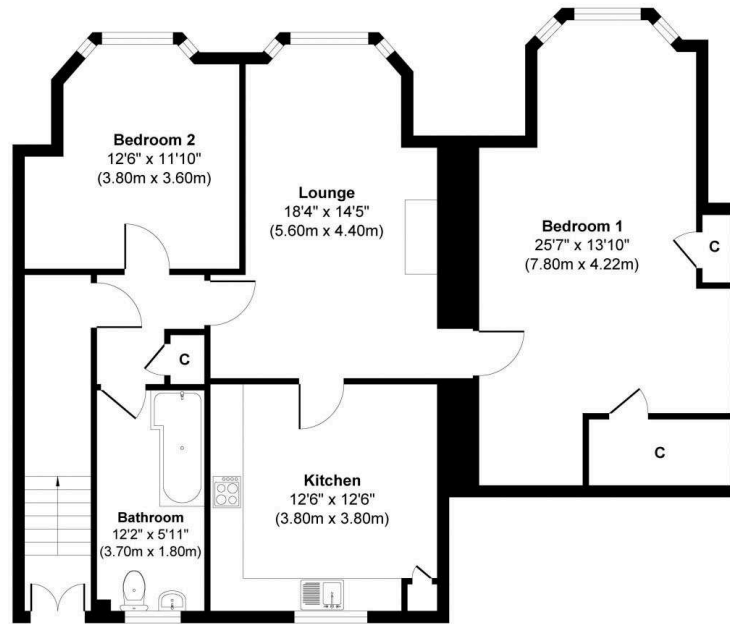
## Dunfermline

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.

Albany Street, Dunfermline, KY12 0QZ



First Floor  
Approximate Floor Area  
1023 sq. ft  
(95.01 sq. m)



Approx. Gross Internal Floor Area 1023 sq. ft / 95.01 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.