



Morgans

PROPERTY

30 Robertson Road, Dunfermline, KY12 0AS

Offers Over £75,000





Spacious first-floor flat



Two bedrooms with wardrobes



Generous lounge



Modern shower room



Separate kitchen



Built-in storage throughout



EPC Rating -



Council Tax Band -





## Welcome

A generously proportioned two-bedroom first-floor flat, offering comfortable and practical accommodation in a popular residential area of Dunfermline. With its own private entrance and staircase, this property is an ideal choice for first-time buyers, downsizers, or those seeking a quality investment opportunity. The hallway leads through to a bright and spacious lounge — a well-proportioned room ideal for relaxing and everyday living — along with a separate kitchen fitted with ample storage and worktop space. A modern shower room, fitted with a shower enclosure, WC, and wash hand basin, completes the core accommodation. There are two good-sized bedrooms, both benefiting from built-in wardrobes, ensuring excellent everyday storage. A further cupboard off the hall provides additional useful space and attic. There are well maintained gardens to the rear providing a child and pet safe environment. On street parking with easy access within walking distance to the city centre or by bus/car.





## **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

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

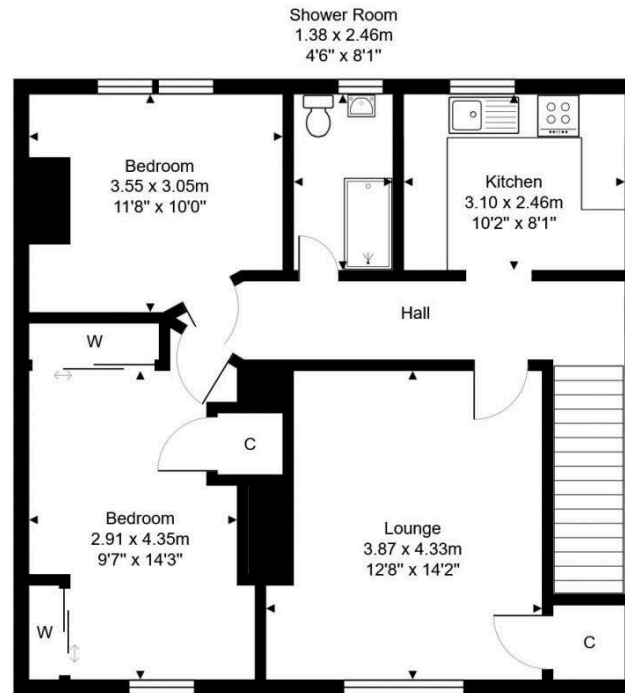
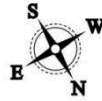
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



**30 Robertson Road, Dunfermline, KY12 0AS**

Total Area: 68.5 m<sup>2</sup> ... 738 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**1st 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.