



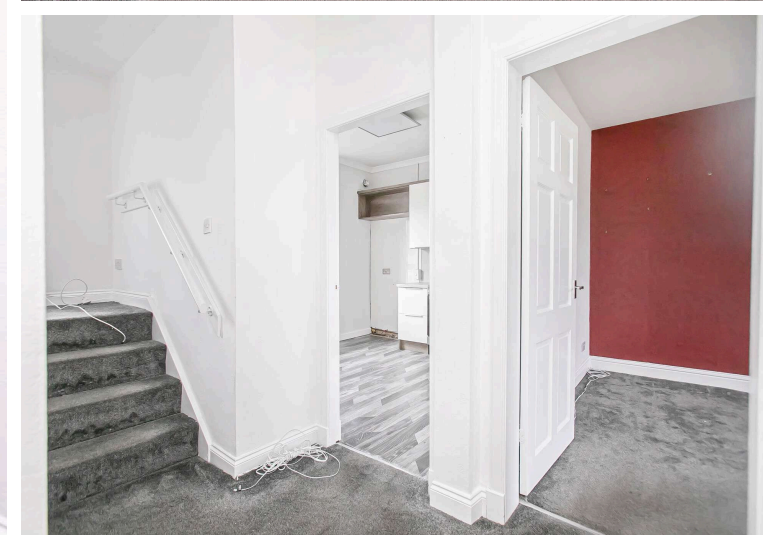
Morgans









PROPERTY

18B Hill Street, Dunfermline, KY12 0QR

Offers Over £125,000





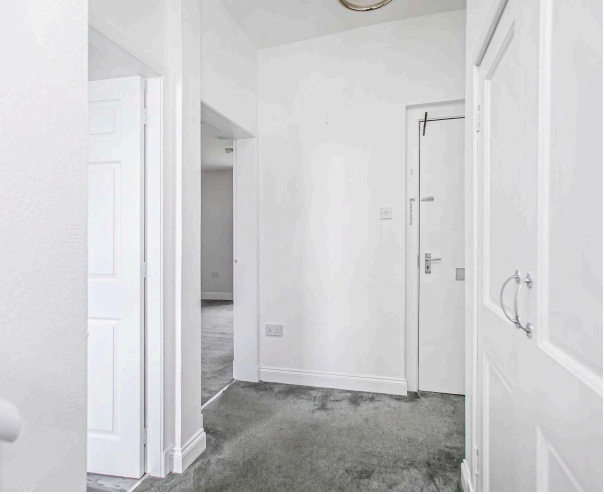
-  Spacious maisonette garden flat
-  Two upstairs bedrooms
-  Generous 14ft living room
-  Modern shower room
-  Large 11ft kitchen
-  Useful store cupboard
-  EPC Rating -
-  Council Tax Band -



Welcome

A charming and recently decorated two-bedroom double upper garden apartment offering characterful accommodation across two floors in a central Dunfermline location with a two minute walk to the Carnegie retail park. With generous room sizes and a practical layout, this property is an attractive option for first-time buyers, young professionals, or investors seeking a quality home in a highly convenient setting. The ground floor provides a generous 14-foot living room — a bright and comfortable everyday space — alongside a well-proportioned 11-foot kitchen with ample storage and worktop space. A useful store cupboard off the hallway adds practical everyday appeal. Upstairs, two bedrooms are served by a modern shower room. The principal bedroom is a comfortable double room, whilst the second bedroom provides a versatile additional space ideal as a child's room, guest bedroom, or home office. The property benefits from a garden which is situated top right straight ahead of the flat and a garden shed located on the right hand side at the bottom of the gardens. Shared drying green. There is ample on street parking.



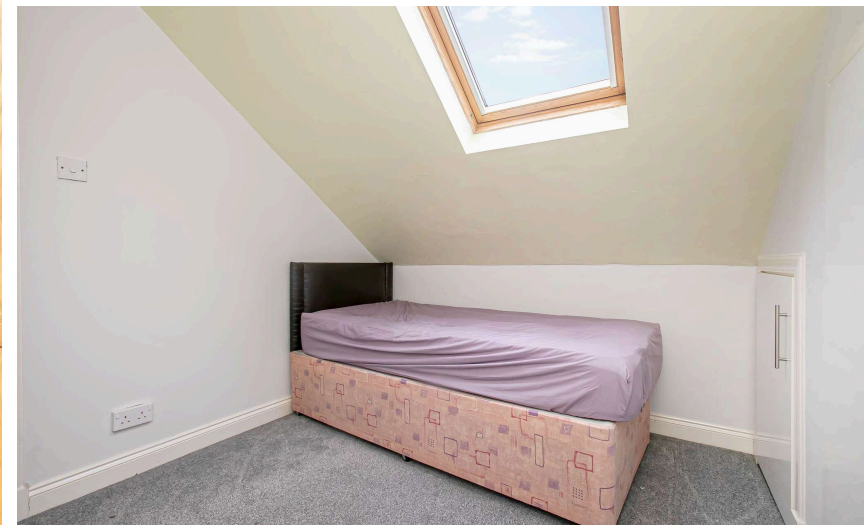


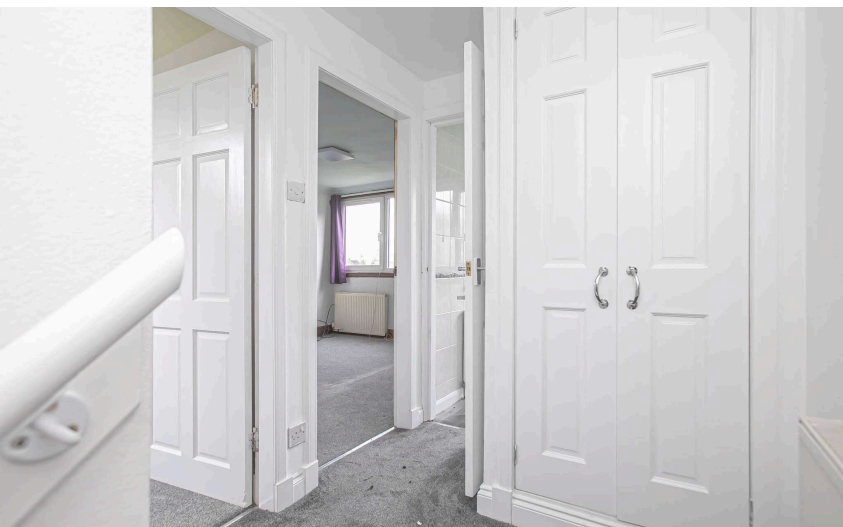
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances. Mira shower is under 6 months old. Appliances are about a year old. New extractor fan. Remote isolation under sink for water mains new.

No warranty is given on the 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.









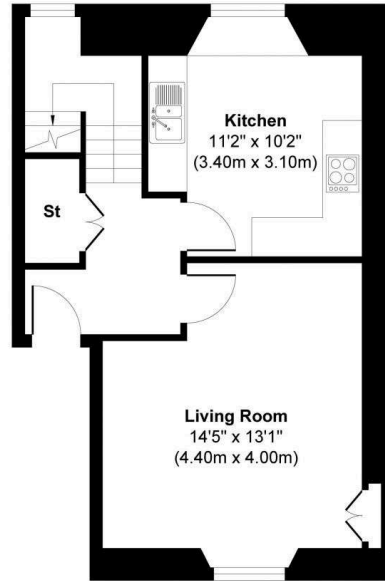
Dunfermline

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,

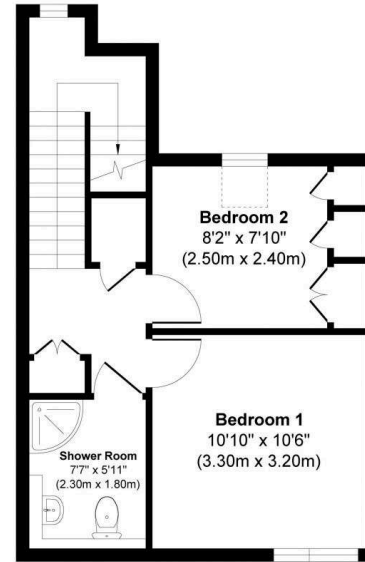
Morgans Property Package

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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Ground Floor
Approximate Floor Area
388 sq. ft
(36.07 sq. m)



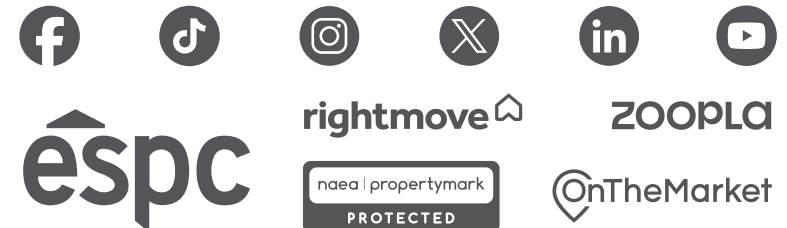
First Floor
Approximate Floor Area
369 sq. ft
(34.25 sq. m)



Approx. Gross Internal Floor Area 757 sq. ft / 70.32 sq. m
Illustration for identification purposes only. measurements approximate, not to scale. Copyright



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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.