



Morgans

PROPERTY

69 Leadsid Crescent, Dunfermline, KY12 0NS

Offers Over £120,000



2



1



1





Entrance Hallway



Two Bedrooms



Lounge / Diner



Shower Room



Kitchen



Driveway Garden



EPC Rating -



Council Tax Band -



Welcome

Mid terraced two-bedroom home offering comfortable and well-proportioned accommodation across two floors in the Wellwood area of Dunfermline. With generous open-plan living space and bedroom sizes, this is an appealing option for first-time buyers, young couples, or investors looking for great value. The ground floor features an open-plan lounge and dining room — a bright and versatile everyday space that runs the full depth of the property. A separate kitchen with ample storage and worktop space sits alongside, with a built-in cupboard and front and rear external access completing the ground-floor layout. Upstairs, two well-sized bedrooms are served by a shower room. The principal bedroom extends to over 15 feet — a particularly generous size for a property of this type — and benefits from a built-in wardrobe. The second bedroom is also a comfortable double room, with a landing cupboard providing further useful storage. There is a private double driveway to the front and gardens to the rear.





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

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.

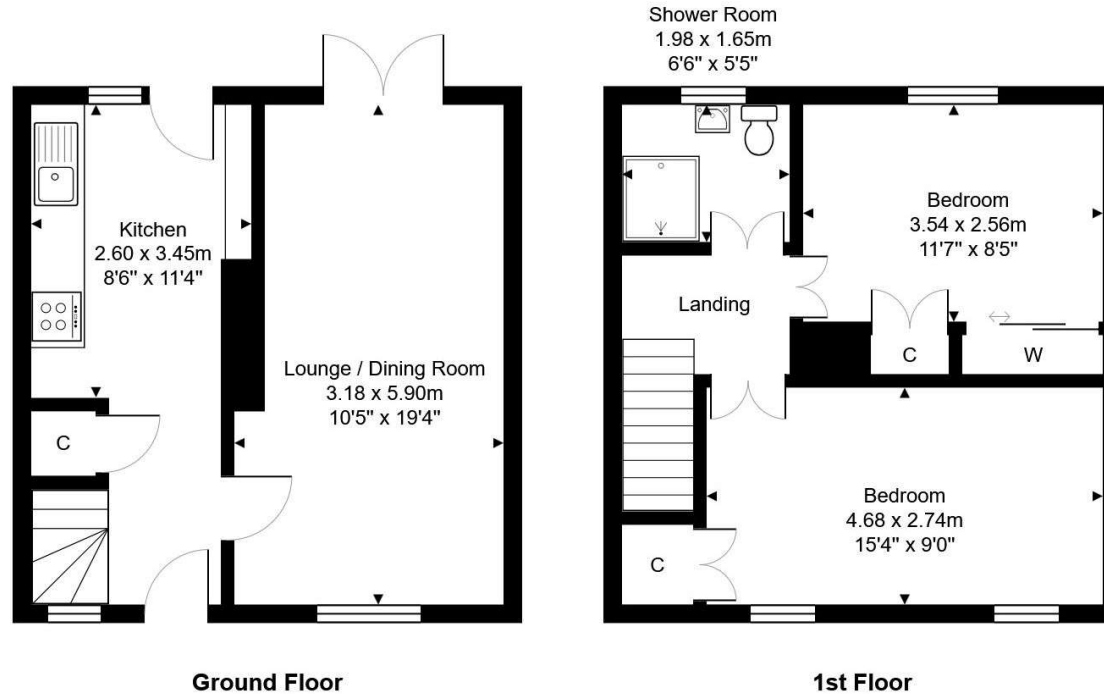


69 Leaside Crescent, Wellwood, KY12 0NS



Total Area: 65.5 m² ... 705 ft²

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.