



Morgans

PROPERTY

45 Rose Street, Dunfermline, KY12 0QT

Offers Over £150,000



2



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1





Ent Vestibule & Hallway



Dining Room



Lounge



Bedroom



Kitchen Utility



Bathroom



EPC Rating -



Council Tax Band -



Welcome

A remarkably spacious ground-floor flat offering over 720 square feet of accommodation in a popular residential central Dunfermline location. With two separate reception rooms, a utility room, and a generous store, this flat provides a level of space and flexibility that will appeal to those who appreciate room to breathe. An entrance hall leads into the accommodation, which centres around a well proportioned lounge that could also be used as a bedroom, a separate dining room, a kitchen with a separate utility room adds further practical appeal, whilst a useful store room off the hallway provides excellent additional storage. A family bathroom completes the core living spaces. The double bedroom benefits from a built-in wardrobe, ensuring everyday storage needs are well catered for throughout. There are beautiful private gardens to the front and shared area to the rear.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, 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

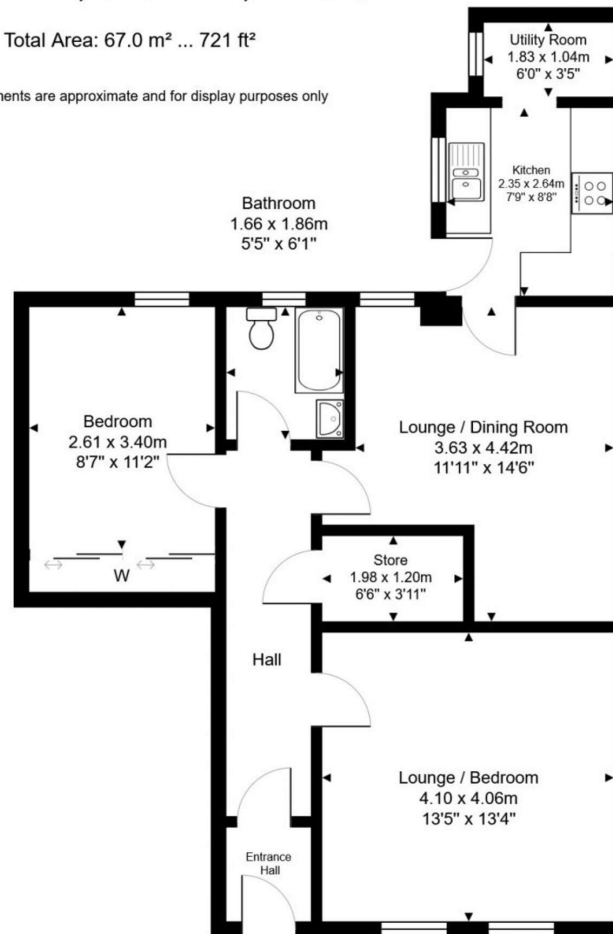
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Total Area: 67.0 m² ... 721 ft²

All measurements are approximate and for display purposes only



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.