



Morgans

PROPERTY

26 Blacklaw Road, Dunfermline, KY11 4PG

Offers Over £110,000



2



1



1





Ent Hallway



Two Bedrooms



Lounge



Bathroom



Kitchen



Driveway Garden



EPC Rating -



Council Tax Band -



## Welcome

A generously proportioned two-bedroom ground-floor flat offering nearly 800 square feet of comfortable single-level accommodation in a popular area of Dunfermline. With two sizeable double bedrooms, an abundance of storage, and step-free access throughout, this is an attractive option for first-time buyers, downsizers, or investors seeking a quality home with real practical appeal. The accommodation features a bright 15-foot open-plan lounge / dining room alongside a separate kitchen with ample storage and worktop space. A family bathroom and multiple built-in hallway cupboards complete the core living accommodation. Two well-proportioned double bedrooms provide excellent sleeping accommodation. The principal bedroom extends to over 12 feet, with the second bedroom also a comfortable double at over 11 feet. The property further benefits from a private driveway and garden 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.





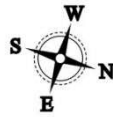
## Dunfermline

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.

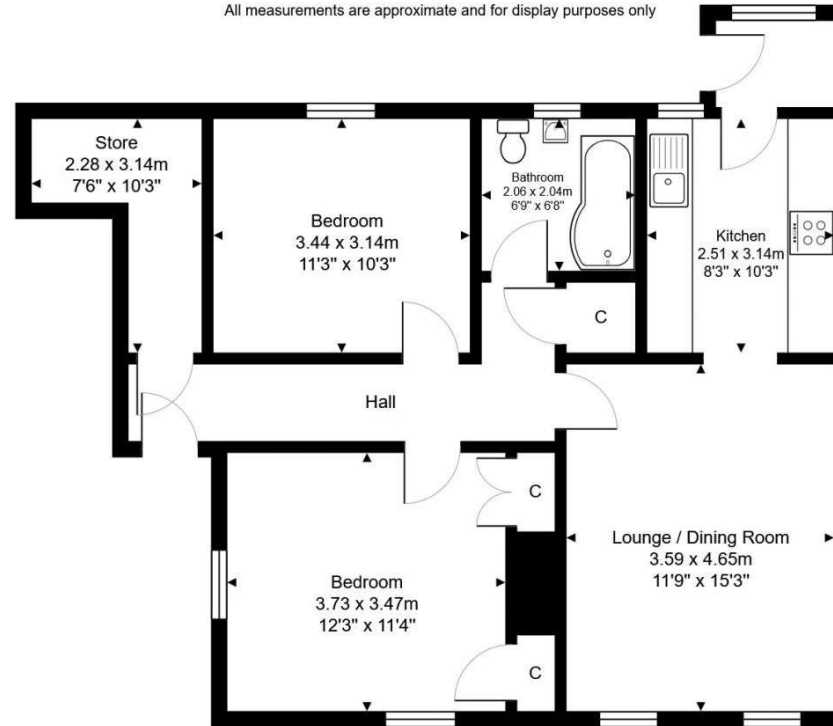




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Total Area: 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY

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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.