



Morgans

PROPERTY

26 Millhill Street, Dunfermline, KY11 4TG

Offers Over £149,950





Exceptionally spacious first-floor flat



Large Attic potential for conversion



Generous lounge



Separate kitchen



Three double bedrooms



Bathroom (shower)



EPC Rating -



Council Tax Band -





## Welcome

An exceptionally spacious and traditional three-bedroom first-floor flat offering over 1,100 square feet of accommodation in sought after location with an easy walk to the city centre and railway station. With bedroom proportions that are genuinely extraordinary for a flat, this is a property that has to be seen to be believed — rivalling many family homes for sheer scale and offering outstanding value for buyers who prioritise space above all else. The accommodation features a generous 13-foot lounge providing a comfortable and well-proportioned everyday living space, alongside a separate kitchen and bathroom. A useful store room off the lounge adds practical appeal. The real headline, however, is the bedroom accommodation. Two of the three bedrooms extend to almost 15 feet in both directions that offer enormous flexibility for furniture placement, home working, or simply enjoying an exceptional sense of space. The third bedroom is also a generous double at 13 feet by 11 feet. A further store room completes the upper hallway. The attic offers potential to convert to further rooms if desired. There is a private garden to rear and shared outhouses for external storage.



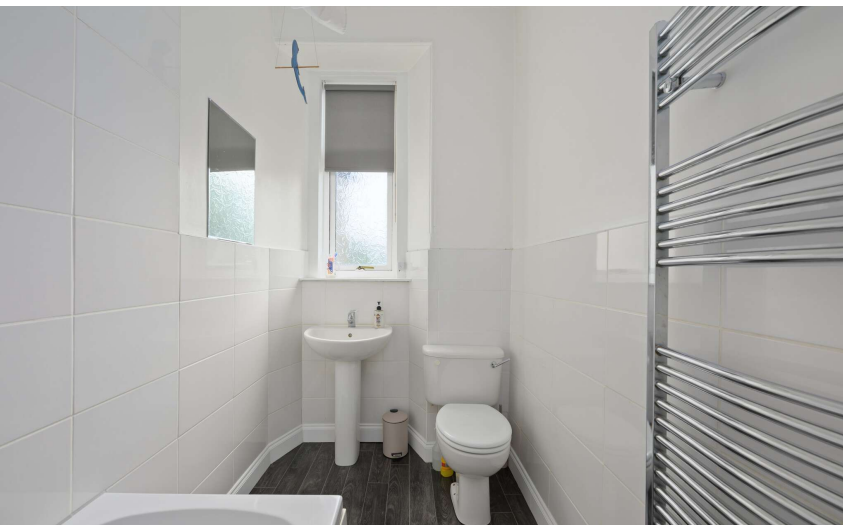


### EXTRAS INC. IN SALE/AGENTS NOTE

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

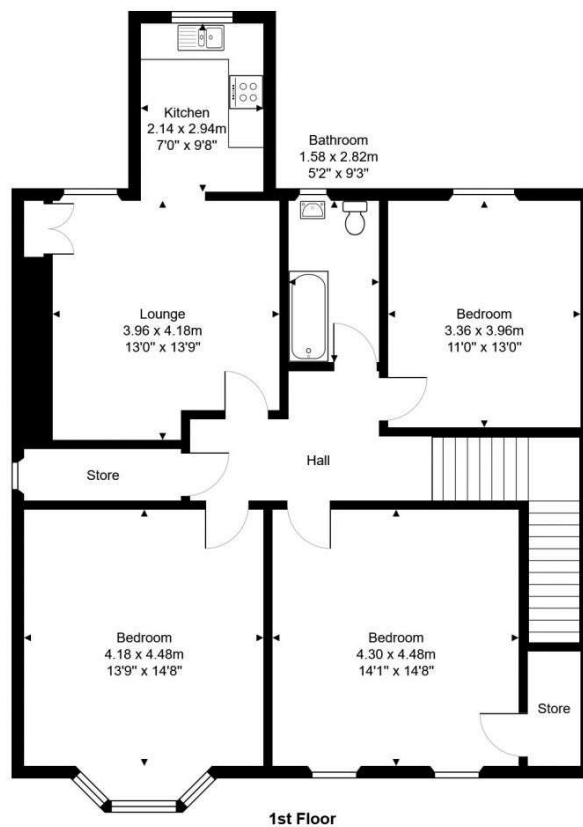
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup>

All measurements are approximate and for display purposes only



1st Floor

Morgans

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.