



Morgans

PROPERTY

125 Lady Campbells Court, Dunfermline, KY12 0LE

Offers Over £205,000





Spacious maisonette apartment



Handy downstairs WC



Impressive 15ft lounge



Master bedroom with en suite



16ft kitchen/dining area



Family bathroom upstairs



EPC Rating -



Council Tax Band -





Welcome

A stylish and spacious three-bedroom maisonette apartment nicely appointed within this Miller development of similar homes, with private entrance on the ground floor and private residents parking. This property offers over 1,100 square feet of comfortable accommodation across two floors in a city centre location with all amenities at your fingertips. With an en suite, a downstairs WC, and a family bathroom providing three separate facilities, this property delivers a premium specification that sets it apart from many homes of its type — making it an excellent choice for families or first-time buyers looking to step up. The ground floor features an impressive 15-foot lounge — a bright and inviting reception space — alongside a generous 16-foot open-plan kitchen and dining area, providing a sociable and practical everyday hub. A downstairs WC adds further convenience. Upstairs, three bedrooms are served by a family bathroom. The principal bedroom benefits from its own private en suite and built-in wardrobe, whilst the second bedroom also has a built-in wardrobe. A useful store cupboard on the landing ensures the upper floor stays well-organised. The communal areas and grounds are under a factor.



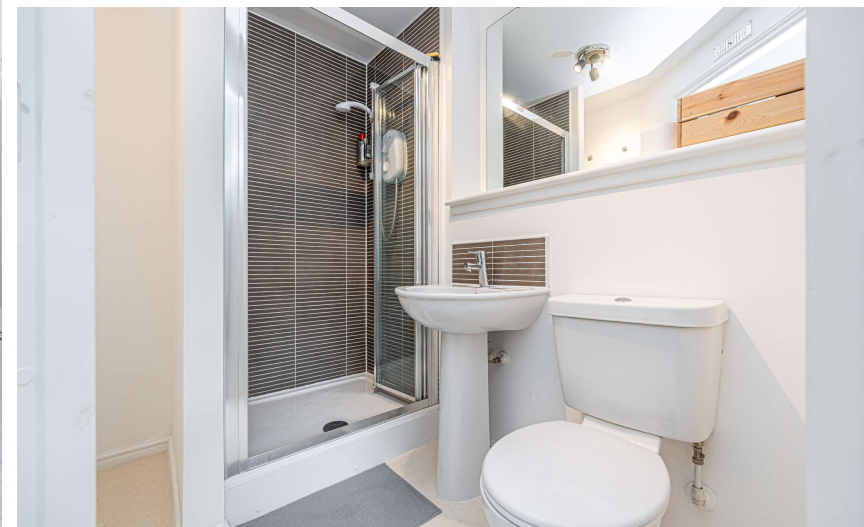


EXTRAS INC. IN SALE/AGENTS NOTE

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.







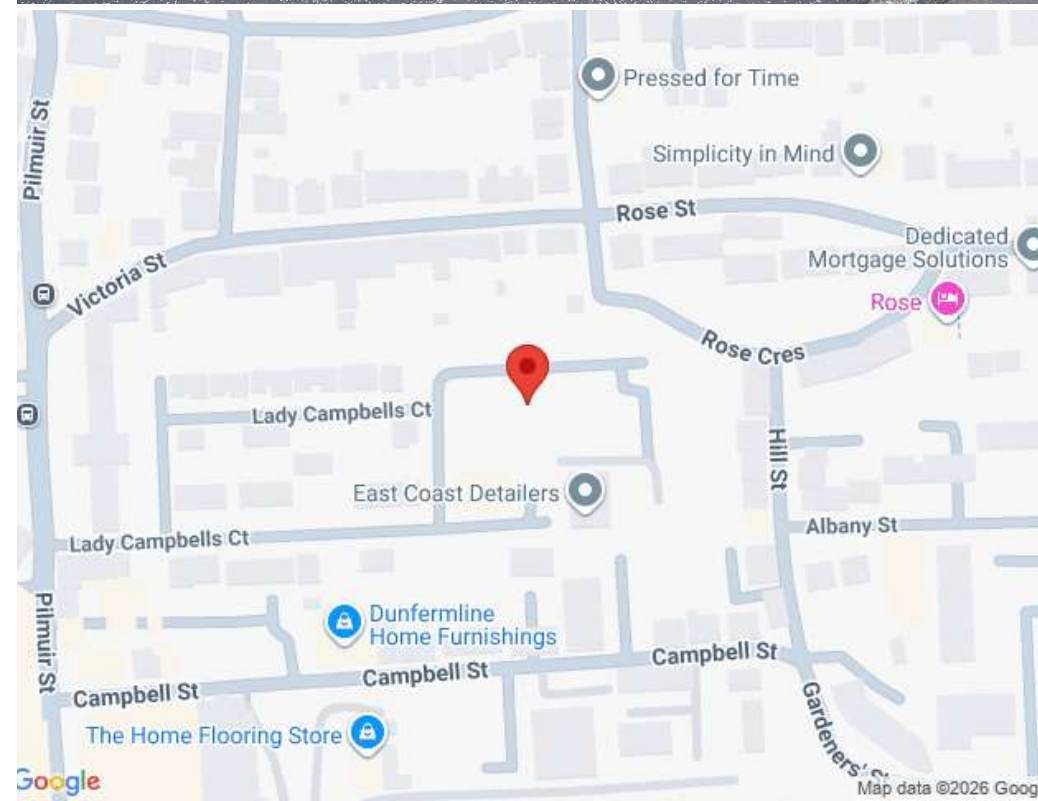


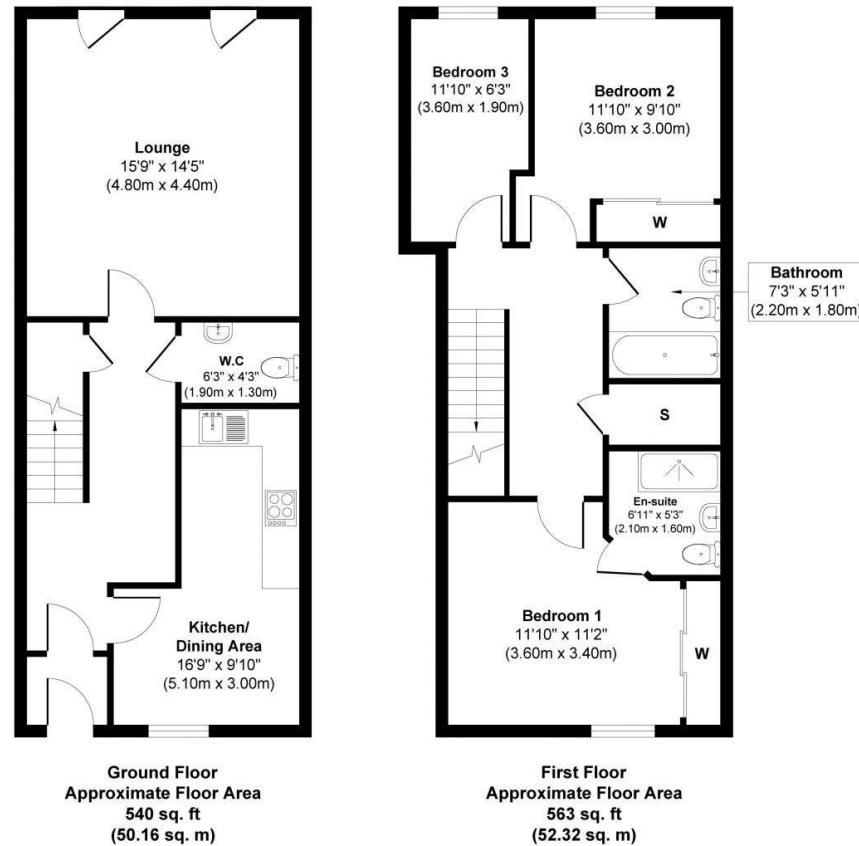
Dunfermline

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.





Approx. Gross Internal Floor Area 1103 sq. ft / 102.48 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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