



Morgans

PROPERTY

6M Blane Crescent, Dunfermline, KY11 8ZF

Offers over £155,000





Entrance Hallway Storage



Two Bedrooms



Lounge



Bathroom



Kitchen



Communal Garden



EPC Rating -



Council Tax Band -



Welcome

Set on the second floor of a well-maintained development, this two-bedroom flat offers bright, flexible living space throughout. The generous lounge/dining room forms the heart of the home, with plenty of room for both relaxing and entertaining. The kitchen sits just off the lounge, fitted with a good run of units and worktop space with integrated appliances. Both bedrooms are comfortably sized, with the larger of the two benefiting from a built-in wardrobe for handy storage. The bathroom is fitted with a modern three-piece suite. A welcoming hallway links the accommodation and includes a useful store cupboard, ideal for coats, cleaning equipment, or overflow storage.





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.

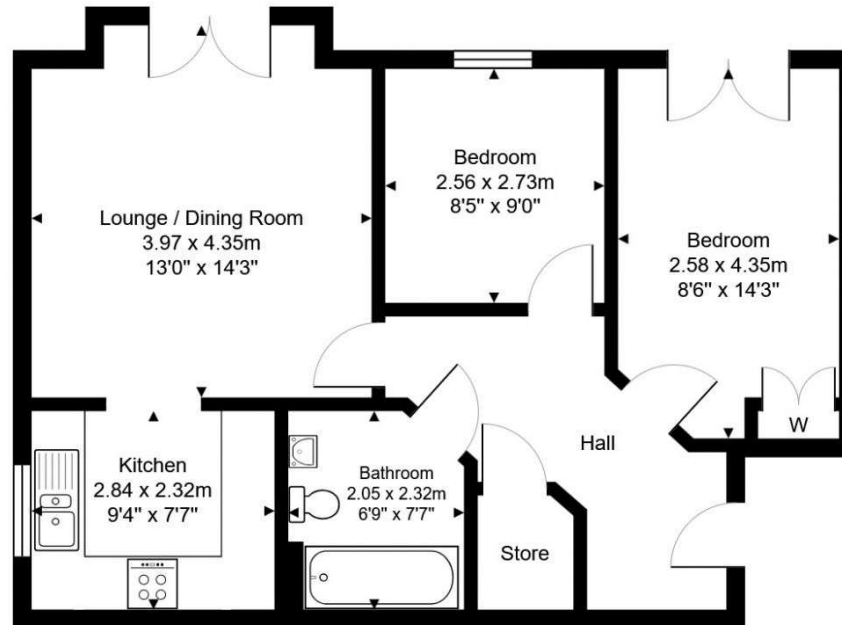




6m Blane Crescent, Dunfermline, KY11 8ZF

Total Area: 58.3 m² ... 627 ft²

All measurements are approximate and for display purposes only



2nd Floor



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove

ZOOPLA



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.