



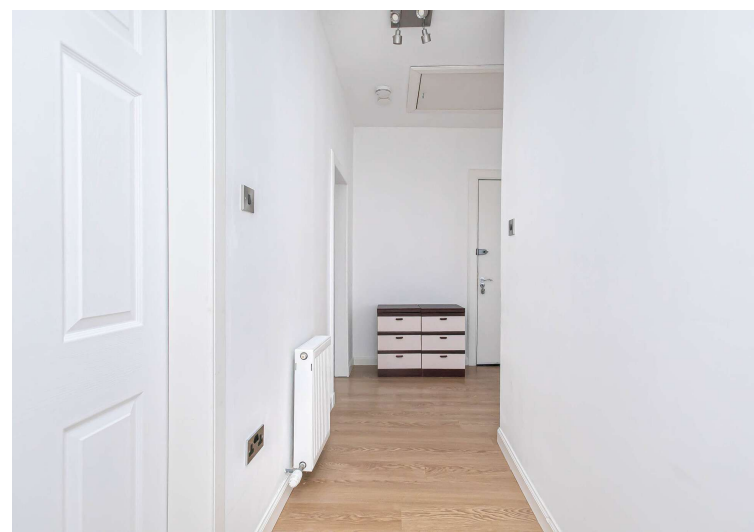
# Morgans

PROPERTY

40B East Port, Dunfermline, KY12 7JE

Offers Over £110,000





Ent Hallway



Two Bedrooms



Lounge



Bathroom



Kitchen



City Centre location



EPC Rating -



Council Tax Band -



## Welcome

A well-presented two-bedroom flat offering comfortable and well-proportioned accommodation in a prime city centre position on Dunfermline's historic East Port. With good room sizes and an unbeatable central location, this property is perfectly suited to first-time buyers, professionals, or investors seeking a quality home right in the heart of the action. The accommodation features a generous living room — a bright and welcoming everyday space — alongside a separate kitchen with ample worktop and storage space. A family bathroom with bath, WC, and wash hand basin completes the core living accommodation. Two good-sized double bedrooms provide comfortable sleeping accommodation, with both rooms extending to over 12 feet and offering well-proportioned, versatile spaces.





### **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

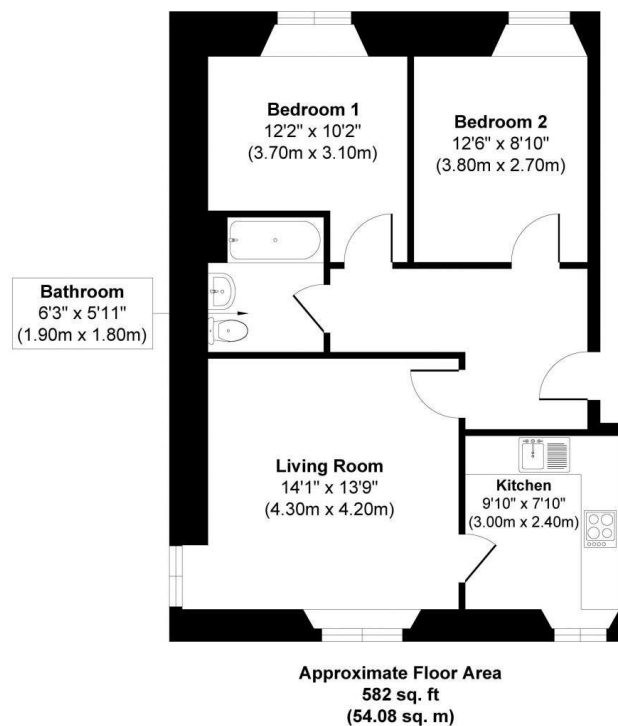
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert 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.



**40B, East Port, Dunfermline, KY12 7JE**



**Approx. Gross Internal Floor Area 582 sq. ft / 54.08 sq. m**  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



**SOLICITORS | PROPERTY**  
**33 East Port, Dunfermline, Fife, KY12 7JE**  
**Tel: 01383 620222 Fax: 01383 621213**  
**[www.morganlaw.co.uk](http://www.morganlaw.co.uk)**



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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.