



Morgans

PROPERTY

21 Middlebank Rise, Dunfermline, KY11 8LG

Offers Over £190,000



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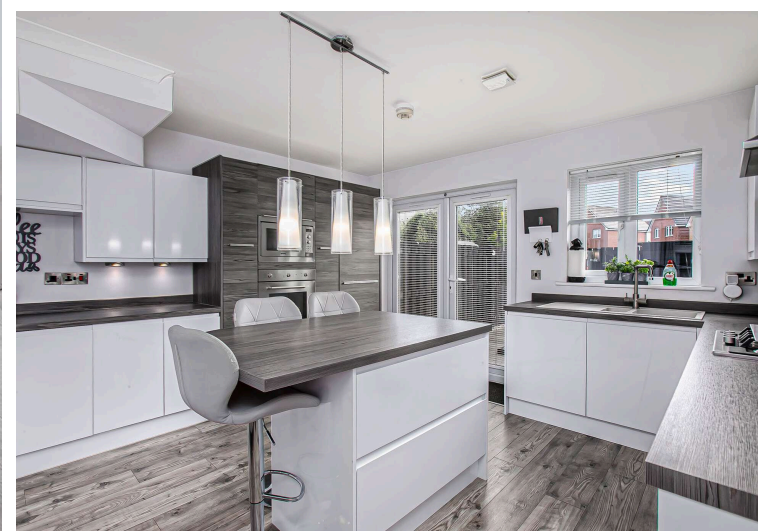


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Stunning home in Dunfermline



Convenient downstairs WC



Superb 24ft open-plan living



Two generous bedrooms upstairs



Fitted kitchen/lounge/diner



Modern first-floor shower room



EPC Rating -

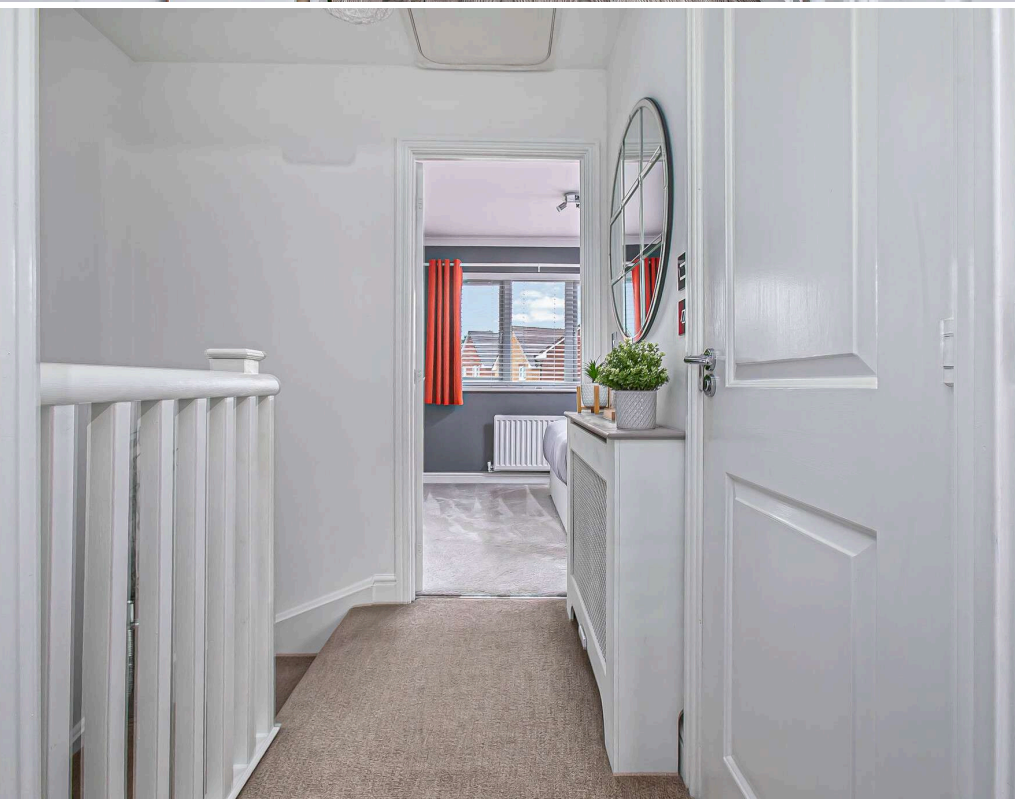


Council Tax Band -



Welcome

This stunning two-bedroom home offers 701 square feet of thoughtfully arranged living space across two floors in sought after executive estate within the eastern expansion. The standout feature is the impressive kitchen/lounge/diner, stretching to over 24 feet and providing a superb open-plan space for cooking, dining, and relaxing, with a fitted kitchen and useful boiler cupboard. A downstairs WC and additional storage cupboard adds everyday convenience. Upstairs, two well-proportioned bedrooms are served by a modern shower room. The principal bedroom benefits from a built-in wardrobe, while a further storage cupboard on the landing keeps things practical. There are landscaped gardens to the rear fully enclosed providing a child and pet safe environment. An excellent home in move in condition for couples and first time buyers. There is ample on street parking bays and visitors parking.





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.





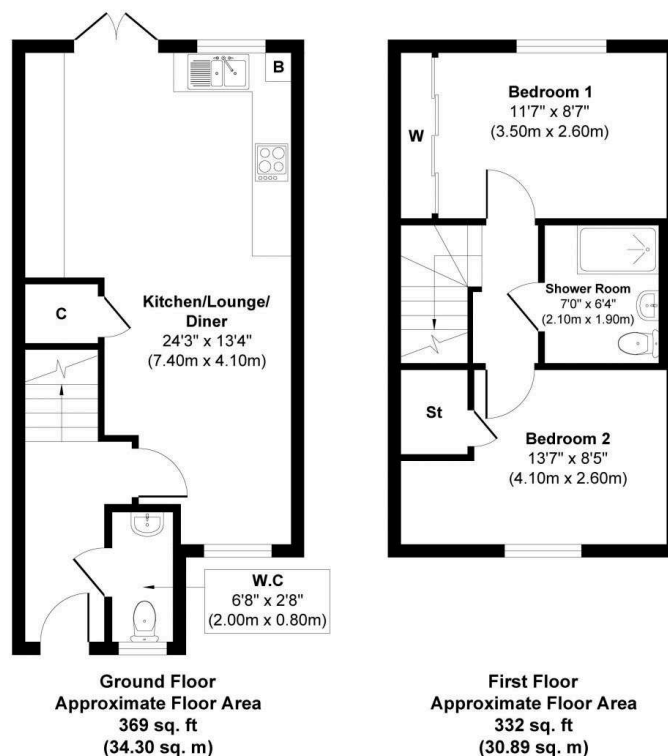
Dunfermline

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.

21 Middlebank Rise, Rosyth, KY11 8LG



Approx. Gross Internal Floor Area 701 sq. ft / 65.19 sq. m

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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.