



Morgans

PROPERTY

172 Inverewe Place, Dunfermline, KY11 8FW

Offers Over £129,950



2



1



1



B



Well-presented two-bedroom flat



Two double bedrooms



Impressive 18ft lounge



Bathroom with shower



Well-fitted separate kitchen



Excellent hallway storage



EPC Rating - B



Council Tax Band - C





Welcome

This well-presented two-bedroom first floor flat offers 647 square feet of comfortable living space in a popular part of Dunfermline, well established grounds and private residents parking with ample room for visitors. A welcoming hallway with a storage cupboard leads through to the main accommodation. The lounge is a real highlight, extending to over 18 feet in length and offering plenty of flexibility for both relaxing and dining. The kitchen sits just off the hallway, well-fitted with a good range of units and space for freestanding appliances. Both bedrooms are generously sized doubles, each with their own fitted wardrobe. The bathroom is fitted with a shower over the bath, and modern fittings throughout with gas central heating and double glazed windows. The furniture can be included in the sale.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, curtains, 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.





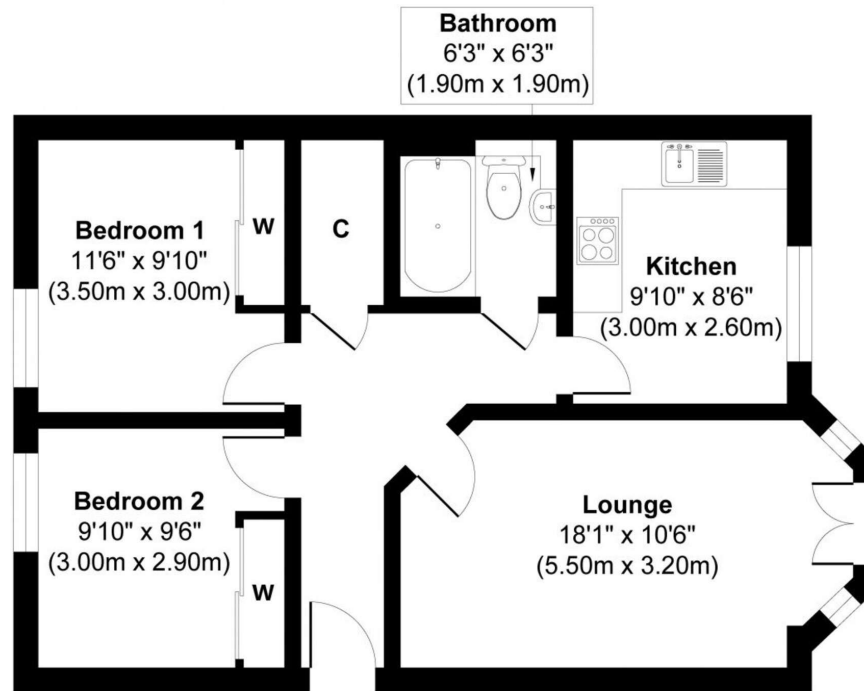
Dunfermline

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.

172 Inverewe Place, Dunfermline, KY11 8FW



Approximate Floor Area
647 sq. ft
(60.08 sq. m)



Approx. Gross Internal Floor Area 647 sq. ft / 60.08 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



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.