



Morgans

PROPERTY

7 Bothwell Court, Dunfermline, KY11 3AD

Offers Over £130,000



2



1



1





Entrance Hallway Storage



Two Bedrooms



Lounge



Bathroom



Kitchen



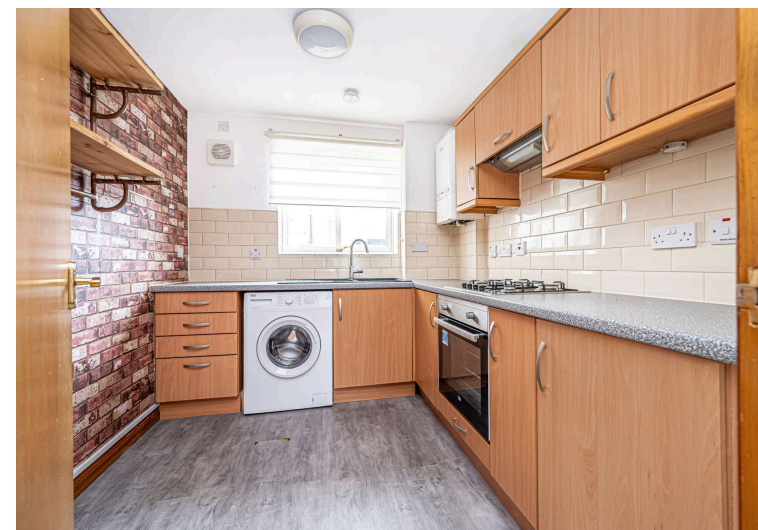
Residents Parking



EPC Rating -



Council Tax Band -





Welcome

A well-presented two-bedroom flat offering comfortable and well-laid-out accommodation set within a quiet courtyard in a popular area of Dunfermline. Ideal for first-time buyers, downsizers, or investors, this property provides a practical and appealing home in a convenient location. The accommodation leads through to a bright and generously proportioned 15-foot living room — a comfortable and versatile everyday space. The separate kitchen is neatly fitted with ample storage and worktop space, alongside a useful built-in boiler cupboard. A full bathroom with bath, WC, and wash hand basin, along with a separate store cupboard, complete the core accommodation. There are two well-proportioned bedrooms, both benefiting from built-in wardrobes, ensuring good storage throughout. The property further benefits from residents parking, is double glazed with gas central heating.





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.





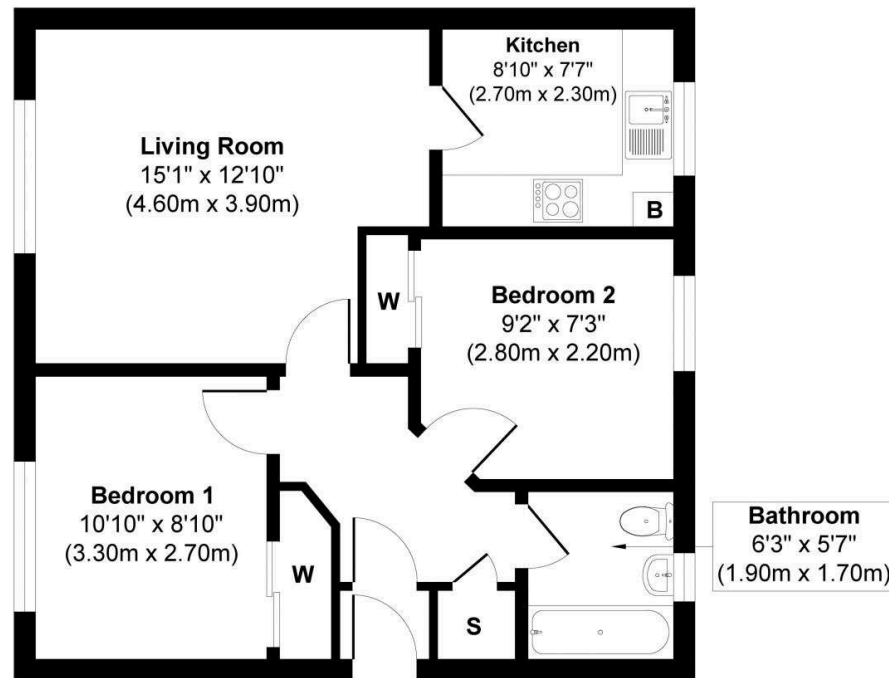
Dunfermline

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.





Approximate Floor Area
589 sq. ft
(54.75 sq. m)



Approx. Gross Internal Floor Area 589 sq. ft / 54.75 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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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.