



Morgans

PROPERTY

108 Baldringburn, Dunfermline, KY12 9EE

Offers Over £85,000



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1



1





Bright ground-floor flat



Generous 14ft bedroom



Impressive 14ft lounge



Bathroom



Long galley-style kitchen



Handy storage cupboard



EPC Rating -



Council Tax Band -



Welcome

This bright one-bedroom flat offers efficiently arranged ground-floor living in Dunfermline. The lounge is a real highlight offering a comfortable space for relaxing. The kitchen runs along one wall, fitted with a good range of units and space for freestanding appliances, with a handy storage cupboard close by. The bedroom is a generous size at 14 feet in length, served by a bathroom fitted with a bath and modern suite. The property benefits from its own front and back door with beautifully maintained gardens to the rear. Located in Dunfermline, the property is well placed for local shops, schools, and transport links, making it an excellent choice for first-time buyers or investors.





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.

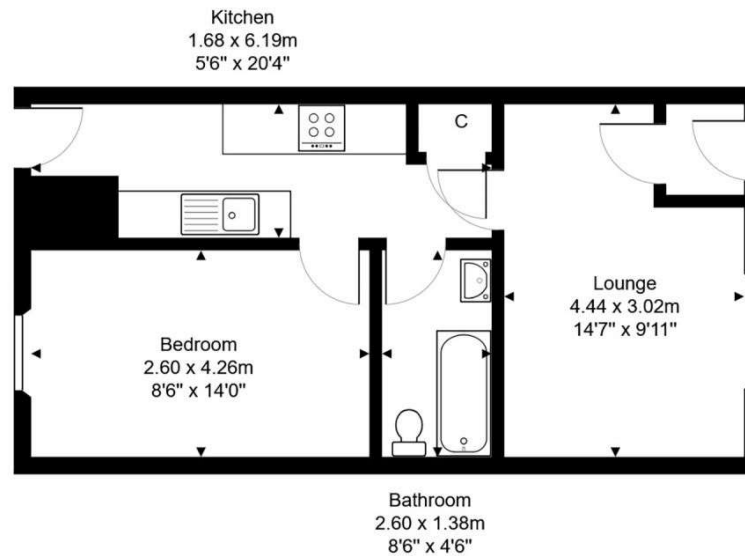


108 Baldridgeburn, Dunfermline, KY12 9EE



Total Area: 39.9 m² ... 429 ft²

All measurements are approximate and for display purposes only



Ground Floor



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