



Morgans

PROPERTY

111 Dewar Street, Dunfermline, KY12 8AB

Offers Over £125,000





Charming upper-floor flat



Two well-proportioned bedrooms



Bright 14ft living/dining room



Bay window to Living room and principal bedroom



Separate galley-style kitchen



Bathroom with bath and WC



EPC Rating -



Council Tax Band - B





Welcome

This charming two-bedroom upper flat offers 640 square feet of characterful accommodation in a central Dunfermline location. The property benefits from its own private front door on the ground level, leading up the the stair case. The living/dining room is bright and generously sized at over 14 feet in length, providing excellent flexibility for both relaxing and dining. The kitchen is fitted separately, running along one wall with space for freestanding appliances. Both bedrooms are well-proportioned, with the principal bedroom benefiting from a striking bay window that adds character and extra light. The bathroom is fitted with a bath and WC. There are communal gardens to the rear and lovated on Dewar Street 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

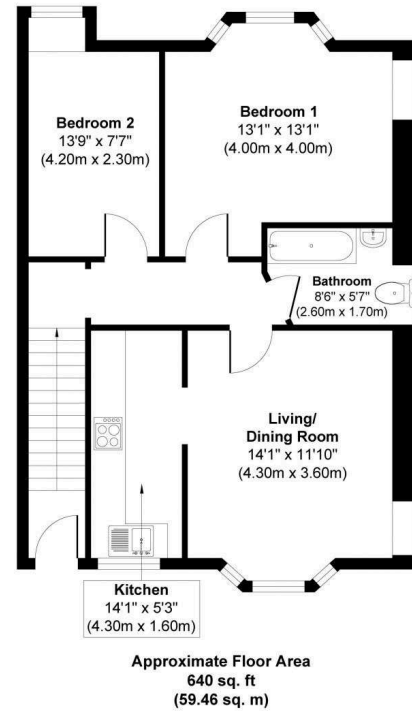
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



111 Dewar Street, Dunfermline, KY12 8AB



Approx. Gross Internal Floor Area 640 sq. ft / 59.46 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



rightmove

ZOOPLA



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.