



Morgans

PROPERTY

Flat M 12 Fulmar Drive, , Dunfermline, KY11 8JY

Offers Over £169,950



2



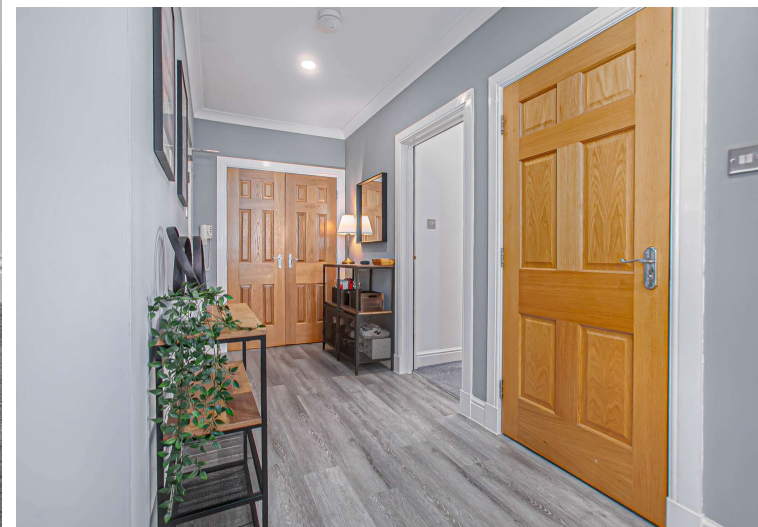
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1



C



Spacious two-bedroom 2nd floor apartment



Principal bedroom with en suite



Impressive 18ft living room



Built-in wardrobes to both bedrooms



Generous 15ft kitchen/dining room



Family bathroom with bath



EPC Rating - C



Council Tax Band - D



Welcome

This fabulous two-bedroom second floor apartment offers 864 square feet of stylish accommodation in a popular part of Dunfermline's eastern expansion with a short walk to all amenities. The garden and grounds are particularly inviting in the communal areas with large bin and bike store. The secure entryphone takes you to private entrance.

An inviting hallway with a useful storage cupboard links all the principal rooms.

The living room is impressively sized at over 18 feet in length, offering excellent flexibility for both relaxing and entertaining. The kitchen/dining room is equally generous at 15 feet in length, fitted with a good range of units and ample space for dining.

Both bedrooms benefit from built-in wardrobes, with the principal bedroom further served by its own private en suite. A family bathroom, fitted with a bath, completes the accommodation. There is private residents parking and ample visitors parking.

Located in Dunfermline, the property is well placed for local shops, schools, and transport links, making it an excellent choice for a range of buyers.





EXTRAS INC. IN SALE / AGENTS NOTE

Please note a factor charge applies to this apartment.

All floor coverings, 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.





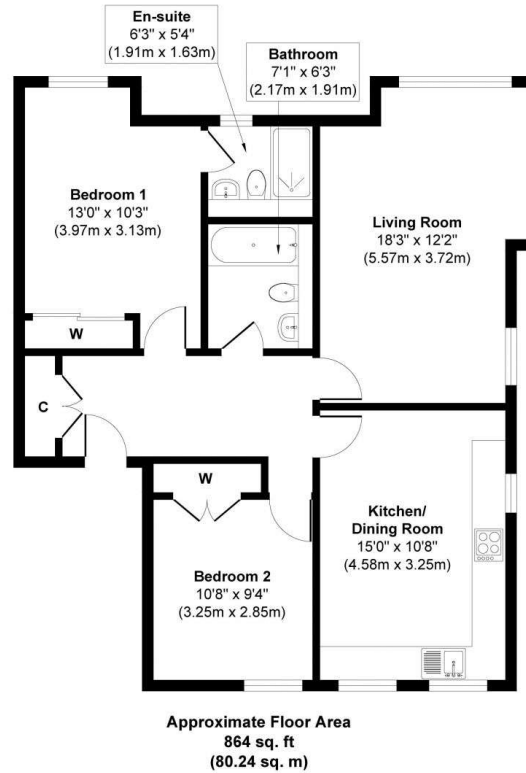
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



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Approx. Gross Internal Floor Area 864 sq. ft / 80.24 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.