

Morgans PROPERTY

41a Rose Street, Dunfermline, KY12 0QT

Offers Over £120,000

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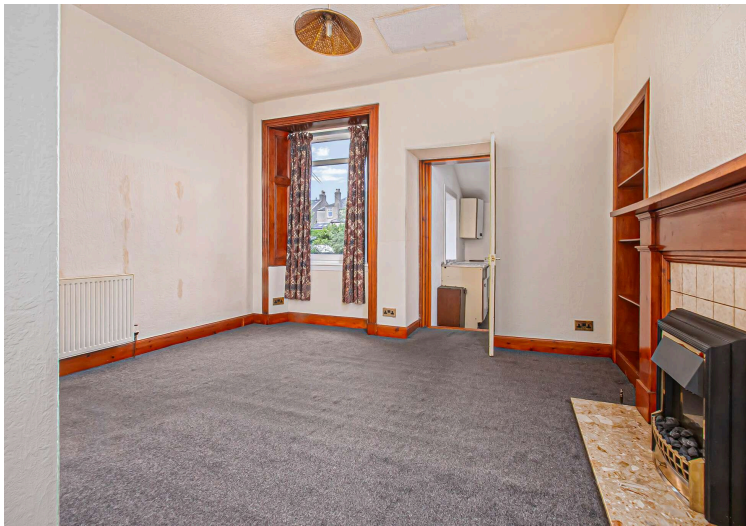

- Well-presented two-bedroom flat
- Two generous double bedrooms
- Impressive 14ft living room
- Bay window to principal bedroom
- Fitted kitchen
- Bathroom
- EPC Rating -
- Council Tax Band -









Welcome

This excellent two-bedroom flat offers 714 square feet of characterful accommodation in a central Dunfermline location. The living room is impressively sized at over 14 feet in length, offering excellent flexibility for both relaxing and entertaining with the kitchen positioned conveniently just off the living room. Both bedrooms are generously sized doubles, with the principal bedroom benefiting from a striking bay window that adds character and extra light. The bathroom is fitted with a bath and completes the accommodation. Located on Rose 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 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.









Dunfermline

Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities,



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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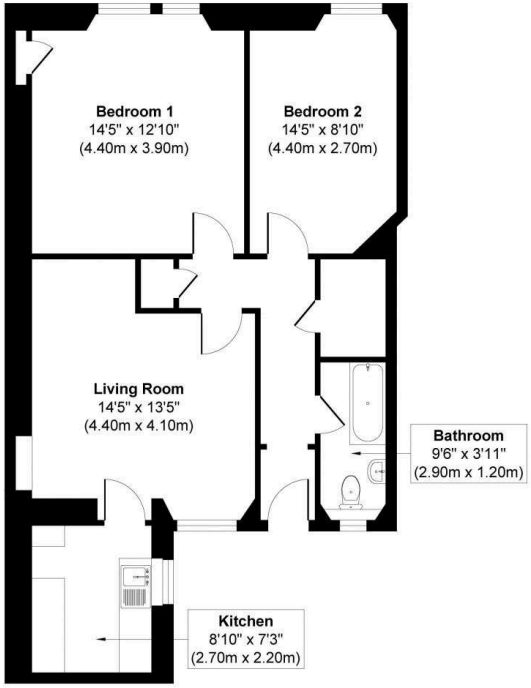

Approximate Floor Area
714 sq. ft
(66.38 sq. m)

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Approx. Gross Internal Floor Area 714 sq. ft / 66.38 sq. m
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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.