



Morgans

PROPERTY

First Floor Left, 38 Brucefield Avenue, Dunfermline, KY11 4SX

Offers Over £134,950





Bright first-floor flat



Family bathroom suite



Spacious lounge/dining room



Two good-sized bedrooms



Fitted kitchen



Cupboard storage



EPC Rating -



Council Tax Band -



Welcome

This well-presented two-bedroom flat occupies a first-floor position in a sought-after part of Dunfermline with an easy walk to the train station, offering comfortable and well-planned accommodation throughout. A welcoming landing leads through to the main living space, with a spacious lounge/dining room providing excellent room for both relaxing and entertaining. The kitchen is fitted with a good range of units, offering plenty of storage and workspace. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a bright outlook. The bathroom is fitted with a modern three-piece suite, while additional cupboard storage off the landing adds useful practicality to the layout. Situated on Brucefield Avenue, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers or investors. There are well maintained communal gardens to rear with drying green.





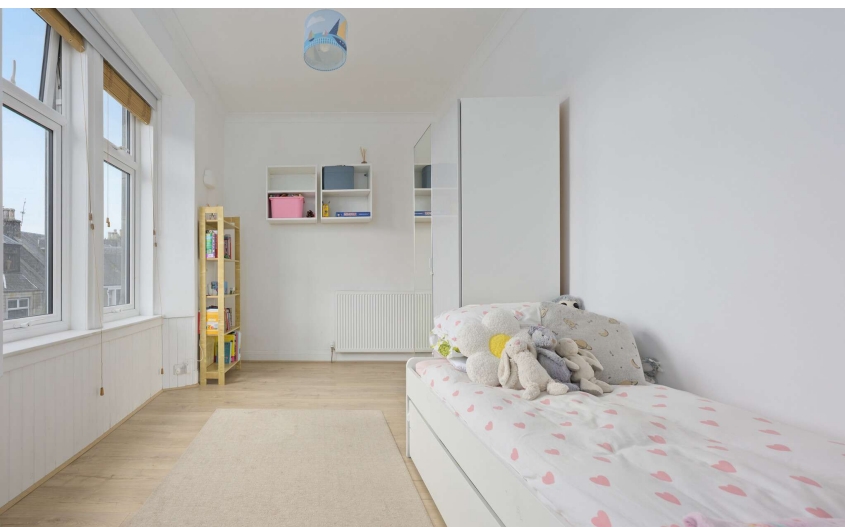
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings.

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









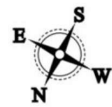
Dunfermline

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.





38 Brucefield Avenue, Dunfermline, KY11 4SX

Total Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display purposes only



1st Floor



SOLICITORS | PROPERTY

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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.