



Morgans

PROPERTY

48A Thistle Street, Dunfermline, KY12 0JA

Offers Over £120,000



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Superb upper apartment



Generous 15ft bedroom



Open-plan kitchen/living room



EPC Rating -



Ample space for dining and lounging



Fitted kitchen with hob



Modern shower room



Council Tax Band -



Welcome

This stunning well-proportioned one-bedroom apartment offers approximately 489 square feet of accommodation in one of Dunfermline's sought after locations, ideal for first time buyers, professionals, or investors. The property is a credit to the owner who has completely refurbished this home. The generous open-plan kitchen/living room provides excellent space for both cooking and relaxing in a comfortable seating and dining area. A handy built-in cupboard offers useful additional storage. The double bedroom is a particularly generous size, comfortably accommodating a bed and further furniture. A modern shower room completes the accommodation. There are well maintained gardens to the rear and drying green. Central to the city centre, the property is well placed for local shops, amenities, and transport links, making it an excellent choice for first time buyers or those seeking a low-maintenance home.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom, light fittings together with integrated appliances, washing machine and bedroom wardrobe.

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.



48A Thistle Street, Dunfermline, KY12 0JA



Approx. Gross Internal Floor Area 489 sq. ft / 45.44 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.