



Morgans

PROPERTY

60 Wedderburn Street, Dunfermline, KY11 4PL

Offers Over £130,000



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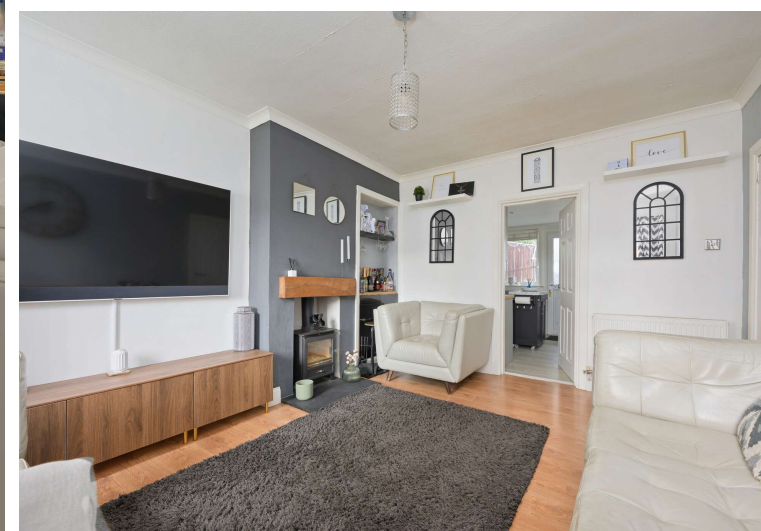
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1



D



Excellent three-bedroom terraced home



Three double bedrooms, principal over 13ft



Bright 15-foot lounge



Family bathroom



Fitted kitchen with good storage



Enclosed rear garden with entertainment room/bar



EPC Rating - D



Council Tax Band - B



Welcome

This excellent three-bedroom terraced home offers approximately 966 square feet of accommodation across two floors in Dunfermline, ideal for growing families, couples or first time buyers or those seeking additional space. The ground floor comprises a bright 15-foot lounge, ideal for relaxing and entertaining, along with a fitted kitchen offering good storage and worktop space, and a family bathroom. A welcoming hallway with useful cupboard storage completes the ground floor.

Upstairs, three double bedrooms complete the accommodation, with the principal bedroom particularly generous at over 13 feet in length. There are generous gardens to the front and rear with driveway for two vehicles and ample on street parking. The rear gardens are enclosed providing a child and pet safe environment with feature entertainment room/bar and lounge. A welcome addition and an idyllic haven with seating and patio areas. Located in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for families seeking a well-presented home.



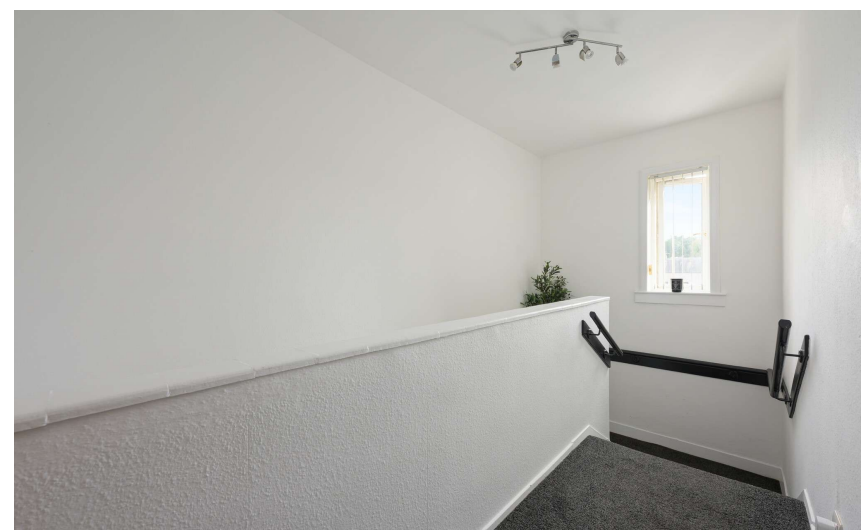


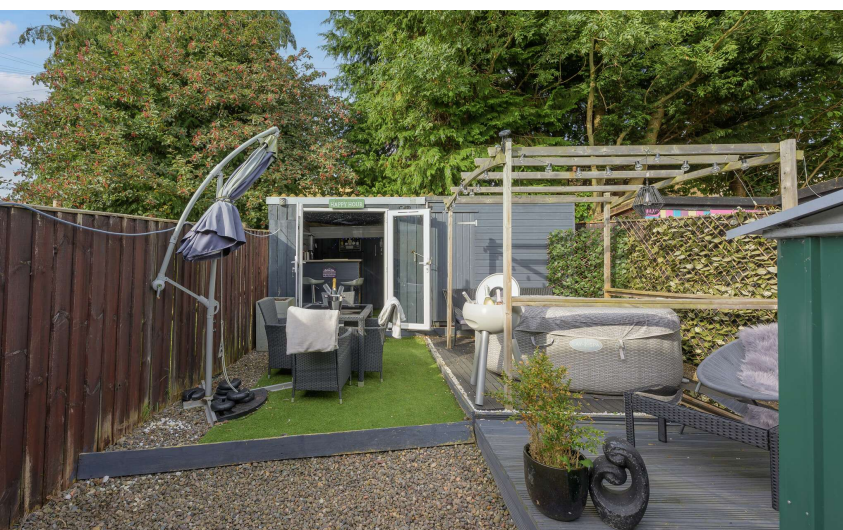
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances and outdoor buildings.

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.



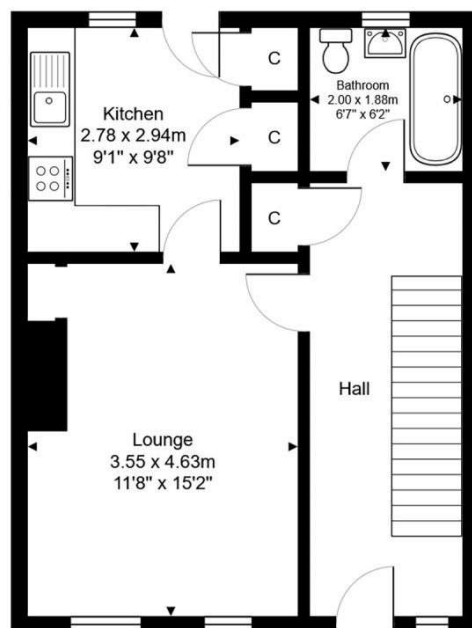


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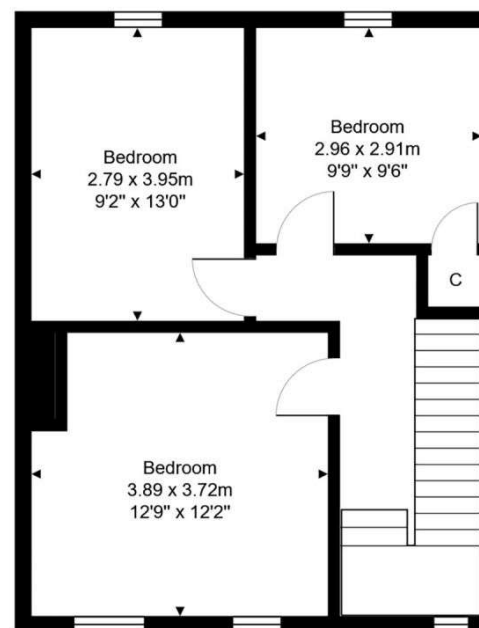
Total Area: 89.8 m² ... 966 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.